PHILIP AHN/KURT COBAIN RESIDENCE
6877-6881 W. Alta Loma Terrace
CHC-2021-9228-HCM
ENV-2021-9229-CE

Agenda packet includes:

1. Final Determination Staff Recommendation Report
2. Commission/ Staff Site Inspection Photos—January 5, 2022
3. Categorical Exemption
4. Correspondence from the Owner's Representative
5. Under Consideration Staff Recommendation Report
6. Historic-Cultural Monument Application

Please click on each document to be directly taken to the corresponding page of the PDF.

Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2021-9228-HCM
ENV-2021-9229-CE

HEARING DATE: April 7, 2022
TIME: 10:00 AM
PLACE: Teleconference (see agenda for login information)

EXPIRATION DATE: The original expiration date of April 16, 2022, is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.*

The time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.

Location: 6877-6881 W. Alta Loma Terrace
Council District: 4 – Raman
Community Plan Area: Hollywood
Land Use Designation: Low Medium I Residential
Zoning: R2-1XL
Area Planning Commissions: South Valley and Central
Neighborhood Council: Hollywood Hills West
Legal Description: Tract 3653, Lots 19 and 21

PROJECT: Historic-Cultural Monument Application for the PHILIP AHN/KURT COBAIN RESIDENCE

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: Arthur J. Fielder III
1895 West Adams Boulevard
Los Angeles, CA 90018

Karen S. Bryant
6879 Alta Loma Terrace
Los Angeles, CA 90068

APPLICANT: Adrian Scott Fine
Los Angeles Conservancy
523 West 6th Street, Suite 826
Los Angeles, CA 90014

PREPARERS: Jenna Snow and Kathryn McGee
14900 Magnolia Boulevard
P.O. Box 5201
Sherman Oaks, CA 91413

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Declare the subject property** an Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.

2. **Adopt** the staff report and findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Principal City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, Senior City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Jonathan Hagar, Student Professional Worker
Office of Historic Resources

Attachments: Commission/Staff Site Inspection Photos—January 5, 2022
Historic-Cultural Monument Application

FINDINGS

- The Philip Ahn/Kurt Cobain Residence "is associated with the lives of historic personages important to national, state, city, or local history" as the former home of prolific Korean-American actor Philip Ahn and influential alternative rock musician Kurt Cobain.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

SUMMARY

The Philip Ahn/Kurt Cobain Residence is a two-story single-family residence and adjacent vacant lot located on the north side of Alta Loma Terrace in the High Tower neighborhood of Hollywood. Designed by Daniel C. Messinger (1875-1961) in the Craftsman architectural style with Japanese influences, the single-family residence was constructed in 1921 for Miss R. Marguerite Mansfield. The subject property was the home of Korean American actor Philip Ahn (1905-1978) from 1952 to 1958 and of rock musician Kurt Cobain (1967-1994) and Courtney Love (born 1964) between 1992 to 1993.

The High Tower neighborhood consists of two tracts subdivided by Fred S. Gallagher and William S. Henderson in 1920. Located on steep ridges and hillsides, the neighborhood was designed around several walk streets with a private elevator to provide more convenient access for residents. The elevator is located at the end of High Tower Drive in a tower inspired by an Italian campanile and is flanked by garages that serve the houses on the walk streets above. The subdivision was advertised as having both desirable hillside views and convenient access to central Hollywood, without the need for a long, arduous climb.

Rectangular in plan, the single-family residence is of wood-frame construction with horizontal and vertical wood board-and-batten siding and has a side gable on hip roof with wide overhanging eaves and exposed, carved rafter tails. The primary, south-facing elevation is three bays wide and features a plain, paneled wood double door in the east bay; due to the grade of the site, it is several feet above the ground and accessed by a set of wooden stairs leading to a wooden deck. There are a trio of windows in the center bay on the first floor. The west bay at the first floor projects from the plane of the elevation and is topped by a shed roof. The east-facing elevation is

also three bays wide and there is a terrace that extends from the north bay, wrapping around to the north-facing elevation. The north-facing elevation is two bays wide; on the first floor, there are two pairs of multi-lite doors that lead out onto a shallow balcony. The balcony features a wooden railing with a pattern of horizontal and vertical slats and extends on to the west-facing elevation. A secondary entrance accessed via a short flight of wood steps is located on the west-facing elevation. Fenestration consists of multi-lite double-hung windows, large, fixed windows, and multi-lite French doors. A wooden fence with a pattern of horizontal and vertical slats runs along the front of the subject property east of the residence, with a taller board-and-batten fence and gate on the west side of the residence. Interior features include paneled walls and ceilings, a half-turn stair with a geometric railing, built-in cabinets, and a carved stone panel depicting a dragon.

Daniel C. Messinger was born in Nebraska in 1875 and later moved to Los Angeles. Throughout his career, Messinger was referred to variously as a contractor, builder, architectural designer, and architect, though he does not appear to have been a licensed architect. He focused on designing plans for single-family homes throughout Los Angeles, which he continued to do through 1940. Messinger passed away in 1961 at the age of 86.

Born in 1905, Philip Ahn was the eldest son of Korean independence leader Ahn Chang Ho, also known as Dosan, and his wife Helen (Yi Hye Ryon). As his father was often out of the country, Ahn began working at the age of nine to support the family. He was also active in his father's organization, the Hung Sa Dahn or Young Korean Academy, establishing a youth group and assisting the organization to lease land in Northern California. In 1934, Ahn enrolled at the University of Southern California, but dropped out after receiving his first credited film roles in *The General Died at Dawn* and *Stowaway* in 1936. He continued to work in film and television until 1977, receiving 270 acting credits over the course of his career. Though Ahn did land lead roles in films such as *Daughter of Shanghai* (1937), he was largely relegated to supporting roles due to institutional racism in the entertainment industry. In addition to acting, Ahn opened an upscale Chinese restaurant in Panorama City in 1955, Phil Ahn's Moongate, which was in operation until 1990. He also remained active in the Korean American community, as well as in local politics. Ahn resided at the subject property between 1952 through 1958, although he owned the property until his death in 1978. Ahn was posthumously honored with a star on the Hollywood Walk of Fame in 1984.

Kurt Cobain was born in Aberdeen, Washington, in 1967. Cobain and Krist Novoselic formed the grunge rock band Nirvana in 1987 and released their first single the following year. After some initial success, their 1991 album *Nevermind* propelled them to fame and became a landmark alternative rock record. In 1992, Cobain married fellow musician Courtney Love, the lead singer of the band Hole. Initially residing in the Fairfax District, they relocated to the subject property later that year. During their time at the subject property, Cobain began writing Nirvana's *In Utero* album that would go on to become critically acclaimed, and Love gave birth to the couple's daughter, Frances Bean Cobain. Cobain and Love relocated from the subject property to Seattle, Washington by the end of 1993. Cobain died by suicide in 1994, at the age of 27. In 2014, he was posthumously inducted into the Rock and Roll Hall of Fame for his role in Nirvana alongside his fellow bandmates.

The subject property appears to have experienced a number of alterations including the enclosure of the front porch and the enlargement of two windows on the east-facing elevation in the 1950s; and the replacement of wood floors with tiles and addition of ceiling tiles on the basement level at unknown dates. During the Commission and staff site inspection, it was also noted that the kitchen cabinets, flooring, and fixtures, as well as some plaster throughout the residence had been removed.

SurveyLA, the citywide historic resources survey, identified the subject property as eligible for listing under the national, state, and local designation programs as an excellent and rare example of a Craftsman home with Japanese influences and as a unique hillside example of streetcar residential development in Hollywood associated with the original 1920s Alta Loma development. The subject property was also identified in SurveyLA's Korean Americans in Los Angeles, 1905-1980 Historic Context Statement as significant for its association with Korean American actor Philip Ahn.

DISCUSSION

The Philip Ahn/Kurt Cobain Residence meets one Historic-Cultural Monument criterion: it "is associated with the lives of historic personages important to national, state, city, or local history" as the former home of prolific Korean-American actor Philip Ahn and influential alternative rock musician Kurt Cobain.

Ahn resided at the subject property from 1952 to 1958, during one of the most productive periods and the height of his career. Philip Ahn was one of the first Korean-American actors to work in the American film industry, and despite the discrimination faced by Asian-American actors in film and television, he had a very successful career spanning more than 40 years. While residing at the subject property, Ahn appeared in several highly successful films, including *The Left Hand of God* (1955) and *Battle Hymn* (1957). The son of prominent Korean independence activist Dosan Ahn Chang Ho, Philip Ahn was also an active member of the Korean-American community in Los Angeles. While Ahn's childhood home, the Dosan Ahn Chang Ho Family Home, is already designated as Historic-Cultural Monument #1059, it is primarily associated with the significance of his father, Dosan Ahn Chang Ho. The subject property is the only extant residence still retaining integrity that represents Philip Ahn's individual success.

The subject property also "is associated with the lives of historic personages important to national, state, city, or local history" for its association with influential alternative rock musician Kurt Cobain. Cobain is significant as an artist and cultural figure, who, as the guitarist, lead vocalist, and primary songwriter of the band Nirvana, revolutionized rock music. Cobain's songs widened the themes of 1980s mainstream rock music to a discussion of personal reflection and social issues, and because of this he was seen as a spokesperson for his generation. Although he only resided at the subject property for a brief time between 1992 and 1993, Cobain wrote Nirvana's critically-acclaimed final album *In Utero* in an upstairs closet, as Patty Schemel, drummer for the Hole, attested in the documentary film, *Hit So Hard: The Life and Near Death Story of Patty Schemel*. The album reached number one on the US *Billboard* 200 and UK Albums Chart and was certified five-times platinum.

While the applicant further argues that the subject property "exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community" as an example of the early development of the High Tower neighborhood of Hollywood, staff are unable to make this finding. Though the Philip Ahn/Kurt Cobain Residence was one of the first houses built in the distinctive High Tower subdivision in the Hollywood Hills, it is not individually representative of the neighborhood's significance. The primary characteristics of the area are its walk streets, decorative features, and freestanding, shared elevator; the residences were constructed in a variety of styles by individual property owners and do not reflect an overarching design scheme for the subdivision. The subject property, built in 1921, also does not substantially predate other properties in the High Tower neighborhood, which was largely developed by the end of the decade. In addition, the subject property has experienced a number of alterations over

the years, including the enclosure of the front porch and addition of floor-to-ceiling windows on the east-facing elevation, which have resulted in the residence no longer reflecting its original 1920s design.

Additionally, the applicant argues that the property "embodies the distinguishing characteristics of a style, type, period, or method of construction" as an example of Japanese architectural features incorporated into a Craftsman residential design. However, staff find that the subject property is not an outstanding example of the Craftsman architectural style. The subject property lacks many of the style's defining characteristics such as a broad, front entry porch, use of natural materials for columns, chimneys, and retaining walls, and grouped casement windows, and has experienced numerous interior and exterior alterations that have diminished its integrity. There are other more intact properties that better exemplify Japanese-influenced Craftsman design in Los Angeles that are already designated, including the Craftsman Mansion (1912, HCM #654), the August House (1913, HCM #699), the Hewitt Residence (1915, HCM #702), and the Frank C. Hill House (1910, HCM #980).

Although the subject property has experienced alterations, many of these were made by Philip Ahn, and have taken on significance over time. As such, despite the property being in poor condition, it retains a high level of integrity of location, design, materials, workmanship, setting, feeling, and association to convey its significance.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 "*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*"

State of California CEQA Guidelines Article 19, Section 15331, Class 31 "*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings*."

The designation of the Philip Ahn/Kurt Cobain Residence as an Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior's Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions

to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

> The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.
>
> The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2021-9229-CE was prepared on March 8, 2022.

BACKGROUND

On November 5, 2021, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. On December 2, 2021, the Cultural Heritage Commission voted to take the property under consideration. On January 5, 2022, a subcommittee of the Commission consisting of Commissioners Barron and Kanner conducted a site inspection of the property, accompanied by staff from the Office of Historic Resources. In accordance with Los Angeles Administrative Code Section 22.171.10, on January 7, 2022, the owner requested up to a 60-day extension to the time for the Commission to act. The original expiration date of April 16, 2022, is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders***.** The time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.





























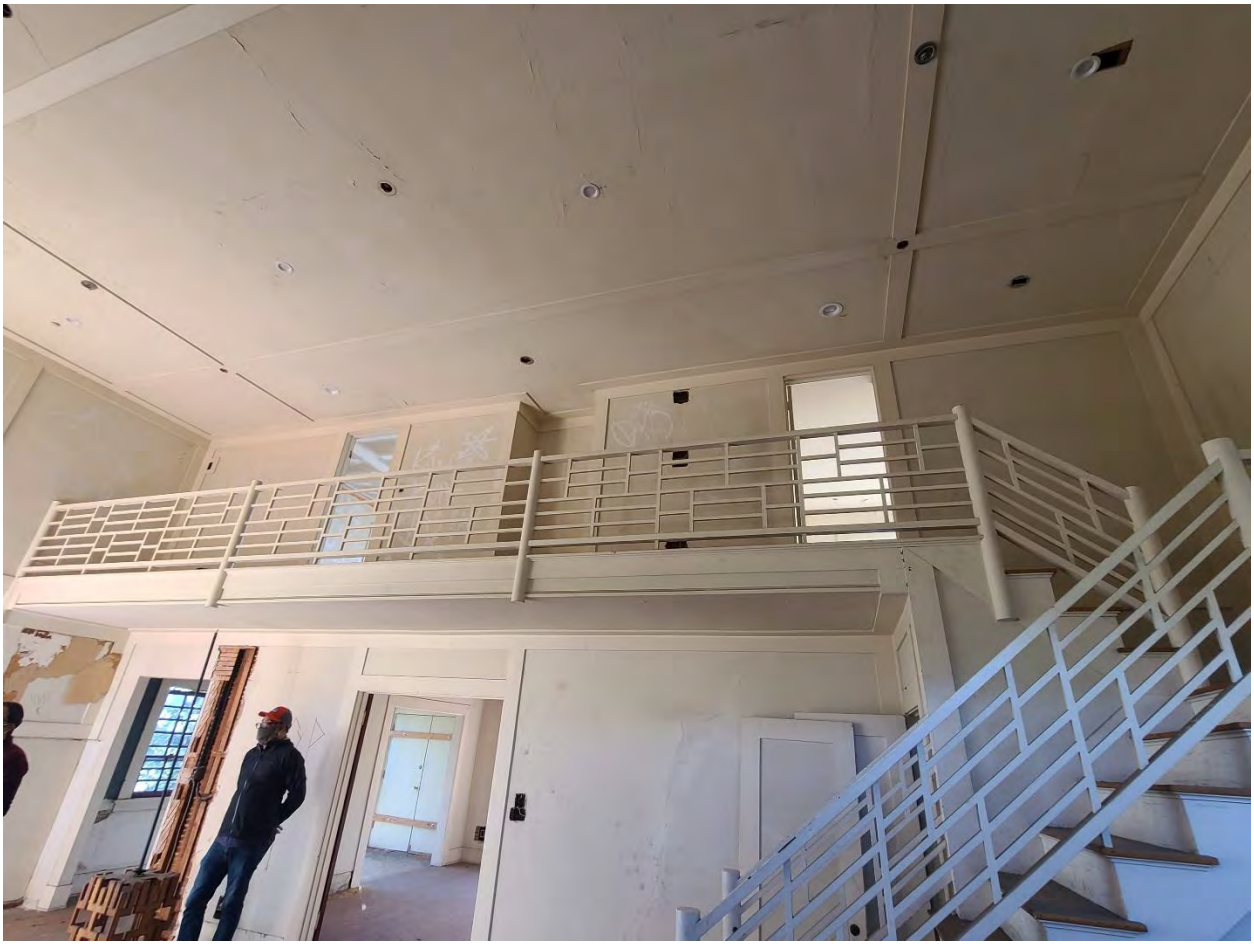


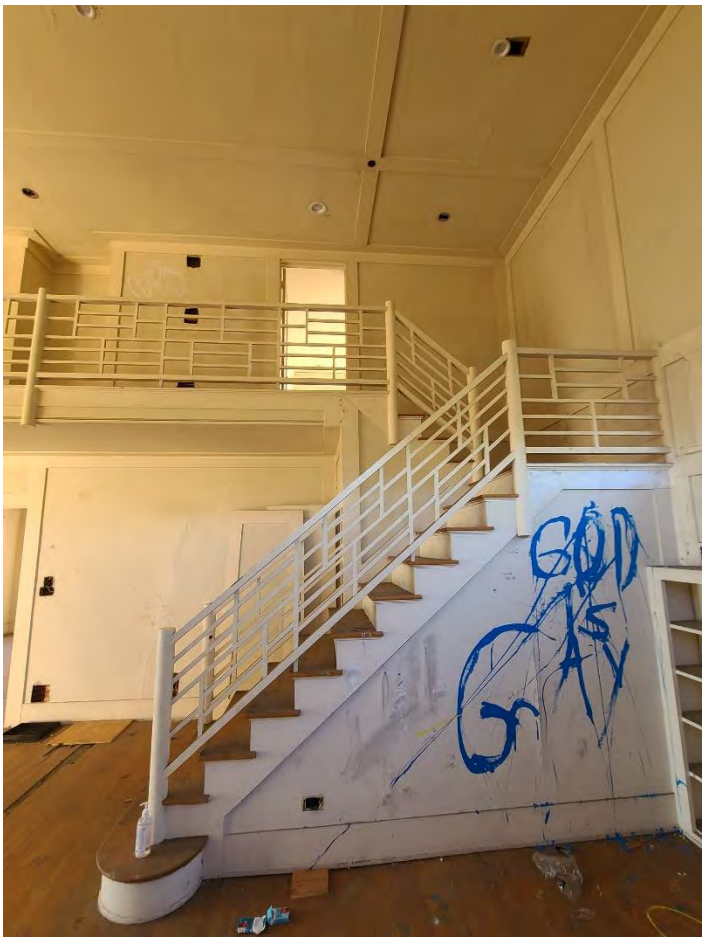




















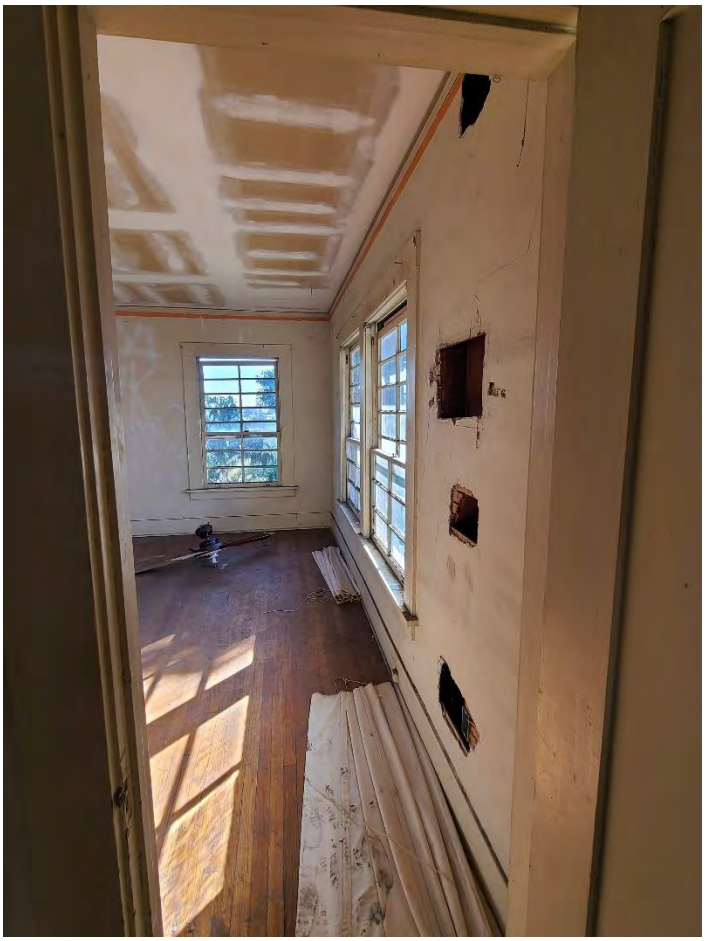


















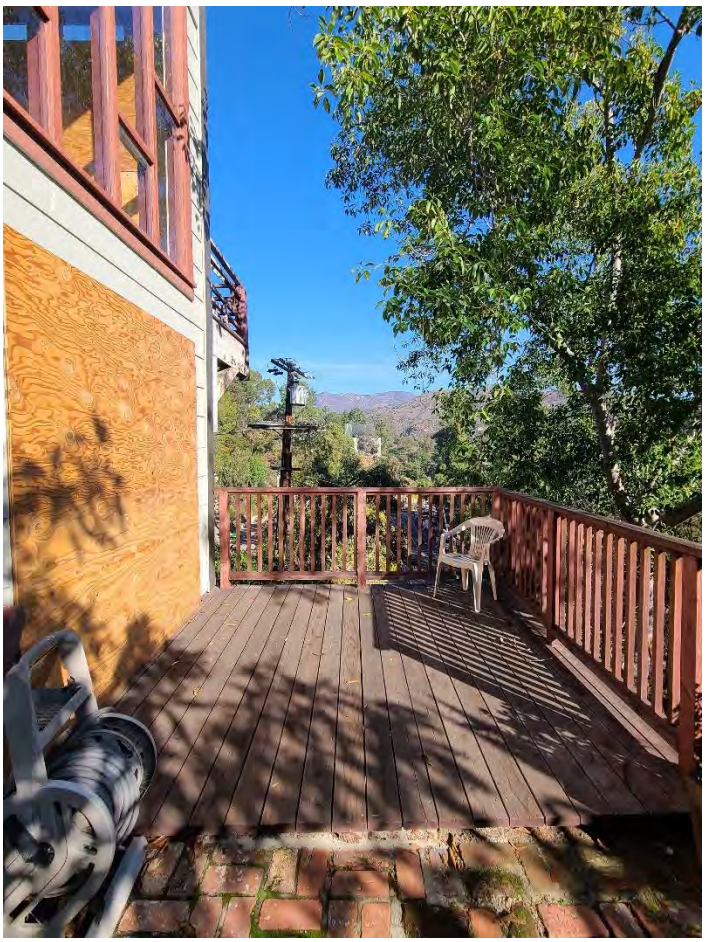


























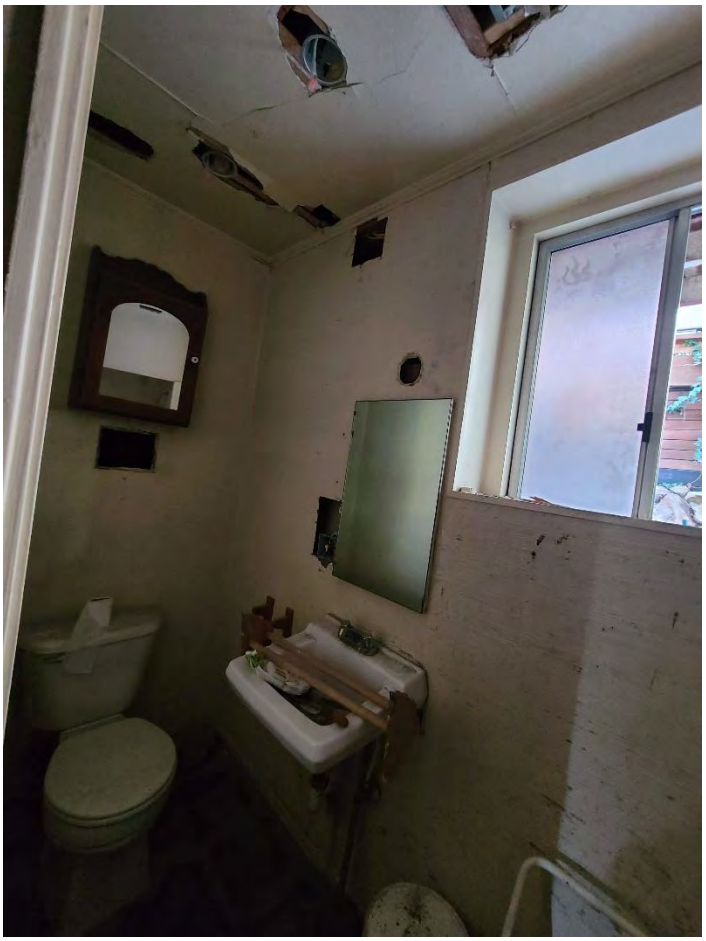
























COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
CHC-2021-9228-HCM

LEAD CITY AGENCY	CASE NUMBER
City of Los Angeles (Department of City Planning)	ENV-2021-9229-CE
PROJECT TITLE Philip Ahn/Kurt Cobain Residence	COUNCIL DISTRICT 4

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
6877-6881 W. Alta Loma Terrace

PROJECT DESCRIPTION: ☐ Additional page(s) attached.
Designation of the Philip Ahn/Kurt Cobain Residence as an Historic-Cultural Monument.

NAME OF APPLICANT / OWNER:
N/A

CONTACT PERSON (If different from Applicant/Owner above)	(AREA CODE) TELEPHONE NUMBER \| EXT.
Melissa Jones	213-847-3679

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) **8 and 31**

☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION: ☐ Additional page(s) attached

Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's consists of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of the **Philip Ahn/Kurt Cobain Residence** as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE	STAFF TITLE
Melissa Jones [SIGNED COPY IN FILE]	City Planning Associate

ENTITLEMENTS APPROVED
N/A

FEE:	RECEIPT NO.	REC'D. BY (DCP DSC STAFF NAME)
N/A	N/A	N/A

DISTRIBUTION: County Clerk, Agency Record
Rev. 3-27-2019

Benjamin M. Reznik
bmr@jmbm.com

1900 Avenue of the Stars, 7th Floor
Los Angeles, California 90067-4308
(310) 203-8080 (310) 203-0567 Fax
www.jmbm.com

March 7, 2022

BY EMAIL ONLY

Cultural Heritage Commission
Attn: James K. Williams, Executive Assistant II
City of Los Angeles
200 N. Spring Street
Rm. 1010, City Hall
Los Angeles, CA 90012
E-Mail: CHC@lacity.org

Re: **Demand for Referral to Board of Referred Powers**
Case No. CHC-2021-9228-HCM
Hearing Date: TBD
Property Address: 6877-6881 Alta Loma Terrace

Dear President Milofsky and Hon. Members of the Cultural Heritage Commission:

Our office represents Arthur Jafa Fielder, an acclaimed artist, who recently purchased the property located at 6877-6881 Alta Loma Terrace (the "Property"). Since purchasing the Property in June of 2021 , Mr. Fielder has been working with internationally renowned and Pritzker Architecture Prize winning architect David Adjaye, to design a new home on the property for himself and his family. When he commenced the project, neither he nor Mr. Adjaye had any reason to believe that the existing structure qualified as a historic resource under any standard. Nevertheless, only a few months after the purchase, and without consulting our client, the Los Angeles Conservancy ("Conservancy") filed a nomination to designate the existing structure as a Historic-Cultural Monument ("HCM") claiming the Property meets the criteria for designation under Los Angles Administrative Code ("LAAC") Section 22.171.10, .[1]

The facts show, however, that the Property does not meet any of the criteria for designation as an HCM. While two notable people *did* reside at the property for very short periods of time, this fact alone fails to qualify it as a historic monument. Moreover, after being subjected

[1] As noted by our client at the prior hearing, the Conservancy's conduct truly was "predatory," as the Conservancy admitted to knowing about the structure years before it was sold to our client, and only decided to submit a nomination after it was sold.

to: (i) a failed restoration effort by the prior owners, (ii) countless break-ins, (iii) vandalism, and (iv) years of deferred maintenance, the existing building is beyond repair.

Moreover, we also demand that the Commission take no further action on this nomination due to its bias in favor of the Conservancy, and that the matter be referred to an unbiased tribunal, i.e., the Board of Referred Powers, before any further action is taken. We make this request in response to new information we have recently obtained showing that the Commission and its staff are members, supporters, and financial contributors to, the Conservancy, and that the Commission and its staff are personally embroiled with the organization and its leadership. Hence, there exists a conflict of interest for the Commission to act on the application submitted by the Conservancy. The personal and business relationships between the members of the Commission and the Conservancy, at minimum, presents the appearance of bias. The Commission, therefore, may not hear this nomination. Accordingly, pursuant to City Charter Section 222, the matter should be referred to a Board of Referred Powers for a fair hearing that complies with basic due process and fairness requirements.

A. The Property does not meet any of the Cultural Heritage Ordinance criteria for designation as an HCM.

To assist the City's review of this nomination, our client retained Dr. Margarita Jerabek, Environmental Science Associates ("ESA") Director of Cultural Resources, to review the nomination, analyze the Property, and to prepare a Historic Resource Assessment ("HSA"). ESA reviewed the nomination materials submitted by the applicant, considered relevant City documentation, and conducted its own in depth analysis of the Property, the permitted and unpermitted alterations, and its prior occupants. Through this review, ESA concluded that the Property does not meet any of the City criteria for designation as an HCM. ESA concluded as follows:

> ESA did not find the subject property to be associated with important events, or to exemplify significant contributions to the cultural, economic or social history of the nation, state or community, for designation under Criterion 1. ESA also found the subject property is not significant for its association with the productive life of a significant person under Criterion 2. Finally, ESA found the subject property does not embody the distinctive characteristics of the Craftsman Style, nor is it a notable work of a master designer, builder, or architect under Criterion 3. For these reasons, ESA has found that the subject property is not eligible for designation…" (Exhibit A, Page 49.)

Consistent with ESA's findings, we urge the City to deny this nomination, as it fails to meet any of the three criteria for HCM designation.

B. This nomination must be referred to the Board of Referred Powers due to the Commission's conflict of interest and bias in favor of the Conservancy.

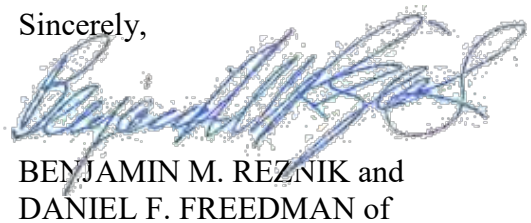
It is settled law that an impartial tribunal is a basic requirement of administrative procedural due process. *Gibson v Berryhill* (1973) 411 US 564; *El-Attar v Hollywood Presbyterian Med. Ctr*. (2013) 56 C4th 976. In connection with an adjudicative proceeding such as an HCM nomination, our client is owed a fair hearing before an unbiased tribunal. Bias can mean actual bias, or "an unacceptable ***probability*** of actual bias." *Woody's Group, Inc. v City of Newport Beach* (2015) 233 CA4th 1012, 1021 ("the rule against bias has been framed in terms of probabilities, not certainties"); *Nasha, LLC v City of Los Angeles* (2004) 125 CA4th 470, 483 (member of planning commission was author of newsletter attacking project). In addition, personal involvement in a case can constitute a finding of bias, based solely on the probability of bias. *Mennig v City Council* (1978) 86 CA3d 341, 351 (members of city council who became personally "embroiled" in conflict with police chief should have recused themselves on question of discipline of police chief).

Based on our review of City records, as well as the Conservancy's website, substantial evidence supports our view that the Commission's relationship with the Conservancy is such that an unacceptable probability of actual bias exists in these circumstances. First, the Commission has publicly and financially supported the Conservancy through both personal memberships and financial sponsorships. In fact, less than six months ago the Commission contributed money to the Conservancy as a "Heritage Sponsor" for the Conservancy's 2021 Preservation Awards. In return for this and years of prior support, the Conservancy has also bestowed a variety of awards upon the City at this event and others, including honoring the City for the SurveyLA context statements which the Conservancy relied on in submitting the subject nomination. It is our understanding that much of this support has also been encouraged and/or organized by the Commission's lead staff member, Ken Bernstein, who was previously employed by the applicant. The ties between Mr. Bernstein and the Conservancy are clearly very strong, as he illustrated in his recently published book, stating that he "owes [his] historic preservation career to Linda Dishman (the Conservancy's Executive Director), who lured [him] out of the city council office to join the Los Angeles Conservancy […]." Not surprisingly, Ms. Dishman was prominently profiled in Mr. Bernstein's book, and the Conservancy actively advertised Mr. Bernstein's book for purchase by its members.

Moreover, there is more than a *possible* bias in this instance, as the Commission's own voting history illustrates the existence of a high probability of bias in favor of the Conservancy. Since 2016, not one of the thirty (30) HCM applications/nominations prepared and/or submitted by the Conservancy have been denied by the Commission. Accordingly, whether it is involved as the preparer of a nomination, or an applicant, the Conservancy enjoys a 100 percent success rate before this Commission. The same is true with respect to the staff recommendations on Conservancy nominations, which are consistently in favor of the Conservancy's requests.

Given this information, it is apparent that our client is unable to receive a fair hearing before this Commission. Nor is it possible for the Commission's staff to provide a truly objective evaluation of the nomination. As the connections between the Conservancy and this Commission exceed what is appropriate for the purposes of due process, this matter must be referred to the Board of Referred Powers so that our client may be provided a fair hearing before an unbiased body. Thank you for your consideration.

Sincerely,



BENJAMIN M. REZNIK and
DANIEL F. FREEDMAN of
Jeffer Mangels Butler & Mitchell LLP

Attachment
CC: Mashael Majid, Planning Director, Council District 4.
Kevin Keller, Deputy Mayor of Economic Development, Mayor of Los Angeles.
Vince Bertoni, Director of Planning, Department of City Planning.
Arthi Varma, Deputy Director of Planning, Department of City Planning.
Ken Bernstein, Principal City Planner, Office of Historic Resources.
Lambert Giessinger, Historic Preservation Architect, Office of Historic Resources.
Melissa Jones, City Planning Associate, Office of Historic Resources.
Shannon Ryan, Senior City Planning, Office of Historic Resources.
Terry Kaufmann Macias, Supervising Attorney, Office of the City Attorney.
Lucy Atwood, Deputy City Attorney, Office of the City Attorney.

EXHIBIT A

626 Wilshire Boulevard
Suite 1100
Los Angeles, CA 90017
213.599.4300 phone
213.599.4301 fax

www.esassoc.com

February 23, 2022

Arthur J. Fielder III ("AJ")

Subject: **Peer Review and Integrity Analysis for 6877-6881 Alta Loma Terrace LAHCM Application, Los Angeles, CA**

Dear Mr. Fielder,

ESA was commissioned by Arthur J. (A.J.) Fielder (Client) to provide historic resources consultation services for the single-family residence located at 6877-6881 Alta Loma Terrace, Los Angeles, California ("subject property") in the High Tower neighborhood of Hollywood, Los Angeles County, California. Specifically, ESA was hired to conduct an independent evaluation of the subject property's integrity and review the Los Angeles Historic Cultural Monument (LAHCM) application for the subject property submitted by the Los Angeles Conservancy to the City of Los Angeles on October 22, 2021.

The subject property is located at 6877-6881 Alta Loma Terrace in the High Tower neighborhood of Hollywood in Los Angeles, California. The subject property is comprised of a single-family residence (APN 5549027021 and APN 5549027023) on lots 19 and 21 on Tract 3653.The subject property is a two-story Craftsman style residence with Japanese influences originally constructed in 1921 for Ms. R. Marguerite Mansfield by Daniel C. Messinger, that has been modified with both permitted and unpermitted alterations. The subject property was home to notable Korean-American film actor Philip Ahn from approximately 1952 until 1958. Musician Kurt Cobain, who headed the 1990s grunge band *Nirvana*, and musician Courtney Love, lead vocalist of the alternative rock band *Hole*, also inhabited the subject property from 1992 to 1993. As explained in detail below, although significant individuals have resided at the property for short periods of time, ESA's research and analysis has concluded that the subject property does not meet any of the criteria necessary for designation as a LAHCM.

First, the subject property is not eligible for LAHCM designation under Criterion 1 because there is no evidence that the subject property is associated with important events of national, state, or local history, or that it exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community. It lacks sufficient integrity and is not significant to be eligible as an Historic-Cultural Monument.

Moreover, while significant persons resided at the subject property, there is no evidence that any significant events relating to those individuals' contributions occurred on the subject property. The subject property is also not eligible under Criterion 2 for its association with Philip Ahn or Kurt Cobain. While ESA found that Ahn was a significant actor and restaurateur, there does not appear to be a direct architectural or associative connection between Ahn's productive professional life and the subject property, other than being his residence for approximately six years (1952-58). Furthermore, Ahn's childhood home, the Dosan Ahn Chang Ho House, 809 W. 34th Street, is a designated LAHCM (No. 1059) and an example of an American Foursquare residence. This property is directly associated with his early acting career which began in 1936, including his first leading role in 1937, and therefore has a stronger association with Ahn's productive life. With respect to the subject property's association with musician Kurt Cobain, Cobain occupied the home for less than a year, and the home does not have a significant associative connection with the life and contributions of Cobain. Additionally, Cobain's residency was also less than 45 years ago.

Finally, the subject property also is not eligible under Criterion 3, because it does not retain integrity of design from its original construction. The appearance of the property is altered from its original construction, its design is substantially changed at the southeast corner porch and at the east elevation such that it is clear there were substantial alterations to the east elevation during the 1950s. The residence is an altered example of a vernacular Craftsman Style residence with Japanese Influences with a boxy, vertically oriented shape likely designed to accommodate the steeply graded site. The subject property has undergone various unpermitted changes including addition of a ground level apartment, reconfiguration of the first-floor plan, and substantial alteration of the visible southeast corner entrance and east elevation.

For these reasons, and as explained in greater detail below, the subject property does not meet the City's criterion for designation as a Historic Cultural Monument.

1.0 Methods and Professional Qualifications

The focus of ESA's work was to assess the architectural integrity of the subject property in conjunction with a peer review of the LAHCM nomination. ESA Director of Historic Resources, Margarita Jerabek-Bray, Ph.D., and ESA Architectural Historian, Anokhi Varma, M.Sc., conducted a field inspection of the subject property on December 17, 2021, to identify any potential permitted as well as unpermitted alterations to the building. These ESA personnel also conducted a pedestrian survey of the surrounding neighborhood along Alta Loma Terrace. An integrity evaluation of the residence was then conducted using the physical evidence from the site visit, supplemented with a review of all on-file building permits at the Los Angeles Department of Building and Safety, Los Angeles County Assessor Records, and review of historic photographs of the subject property.

ESA also reviewed the submitted LAHCM nomination to verify its accuracy. ESA conducted contextual research on the neighborhood's history, through historic newspaper research as well as an analysis of aerial

photographs and Sanborn Fire Insurance Maps. ESA further assessed the property as an example of Japanese-influenced Craftsman architecture both in Los Angeles generally and in the High Tower neighborhood specifically. ESA aimed to evaluate the prevalence of the style in Los Angeles and the neighborhood to ascertain if the property is a rare example of its type. This evaluation involved analyzing noted examples of the style throughout Los Angeles from SurveyLA and citywide historic context statements. The neighborhood evaluation involved a windshield survey during the site inspection, as well as supplemental research using Google Maps and Google Earth and through SurveyLA.

Additionally, ESA reviewed the occupancy history, verifying it through historic newspapers and historic city directories. Additional research was conducted on Philip Ahn's career through published filmographies, historic newspapers, and published biographies. The purpose of this study was to evaluate whether the period he lived in the home was the height of his career, as asserted in the LAHCM nomination. Further research was conducted to verify that Ahn's two other residences did indeed lack integrity to convey their association with Ahn. This was completed through a review of the buildings on Google Maps and Google Earth and by analyzing all on-file building permits for both properties from the Los Angeles Department of Building and Safety.

The integrity analysis and peer review were conducted by ESA personnel Margarita Jerabek-Bray, Ph.D., Director of Historic Resources and Anokhi Varma, M.Sc., Architectural Historian, both of whom meet and exceed the Secretary of the Interior's Professional Qualification Standards in history and architectural history. Professional qualifications are provided in **Appendix B**.

2.0 Previous Evaluations of the Subject Property

The subject property was identified in SurveyLA and assigned status codes 3S, 3CS, and 5S3. SurveyLA states that the property is a "unique hillside example of streetcar residential development in Hollywood; associated with the original 1920s Alta Loma development" and is an "excellent and rare example of Craftsman style home with Japanese influences."[1] The subject property was also identified in the *Korean Americans in Los Angeles, 1905-1980* citywide historic context for its association with Philip Ahn.[2] The property is located in the Hollywood Community Plan Area as defined by SurveyLA. Applicable SurveyLA evaluation criteria for the subject property include:

[1] HistoricPlacesLA, "6881 West Alta Loma Terrace," 2015, http://historicplacesla.org/reports/d352cb2e-a754-4d67-a4ab-5a7b93b1dc06.

[2] Page & Turnbull, *Los Angeles Citywide Historic Context Statement: Korean Americans in Los Angeles, 1905-1980*, prepared for the City of Los Angeles Office of Historic Resources, August 2018, https://planning.lacity.org/odocument/ef26fda2-f0d7-488c-9766-5a3491d0a6f7/SurveyLA_KoreanAmericanContextandResources_Aug2018.pdf, 2. Note that this document refers to the subject property with the address 6879 Alta Loma Terrace.

- Context: Architecture and Engineering. Theme: Arts and Crafts Movement, 1896-1930. Subtheme: Craftsman, 1905-1930
- Context: Residential Development and Suburbanization. Theme: Early Residential Development, 1880-1930.
- Context: Korean Americans in Los Angeles, 1905-1980 as a "Property Type Associated with Prominent Persons in Asian American History."

On October 22, 2021, a Los Angeles Historic Cultural Monument application was submitted to the City of Los Angeles. The nomination was determined complete by the City of Los Angeles' Director of Planning on November 5, 2021. At a public hearing on December 2, 2021, the Cultural Heritage Commission (CHC) reviewed the nomination and determined that the application is complete, and the property may be significant enough to warrant further investigation as a potential LAHCM. ESA reviewed this nomination, and this memorandum addresses the content of the nomination. The LAHCM nomination states that the subject property is significant under criterion 1 as one of the oldest homes in the High Tower neighborhood; criterion 2 for its association with notable residents Philip Ahn and Kurt Cobain; and criterion 3 for its unique architectural design in a Craftsman style with Japanese influences. The nomination states that the property's period of significance extends from 1921, its original date of construction, through 1993, when Kurt Cobain occupied the property.

3.0 Neighborhood Context

The subject property is located on Tract 3653 in the High Tower neighborhood of Hollywood. The tract was first surveyed and subdivided in 1920 by William S. Henderson. Following this subdivision, the neighborhood was developed with primarily single-family residences throughout the 1920s. The High Tower neighborhood was developed concurrently with the nearby Hollywood Bowl, which opened to the public in July 1922.[3] The tract on which the subject property sits is accessible via pedestrian walkways; the residence is not accessible by car. The tract is made up of approximately 40 parcels; not all of these parcels have been developed. Fred Gallagher, who was responsible for the development of both Tract 3653 and the adjacent Hollywood-Highland Tract, developed an elevator in 1922 at the top of High Tower Drive, known the High Tower.[4] This elevator allowed residents to park and then access their homes on foot. Garages for the neighborhood's residences, including the subject property, are still located around the High Tower.

The neighborhood has been residential since its subdivision. The neighborhood retains this residential character to this day and is primarily comprised of primarily single-family residences with some multi-family apartment buildings. The neighborhood is a mix of historic residences and more recent contemporary infill,

[3] "Hollywood Bowl History," Hollywood Bowl, N.D, https://www.hollywoodbowl.com/about/the-bowl/hollywood-bowl-history.
[4] "Automatic Elevator to Serve New Tract," *Los Angeles Times*, April 9, 1922.

with an eclectic mix of architectural styles, including Spanish Colonial, Streamline Moderne, and Tudor Revival.

The LAHCM nomination accurately describes the developers and early subdivision of this tract. ESA conducted an additional analysis of aerial photographs and Sanborn maps to supplement this history and illustrate the development pattern of the neighborhood over time. Overall, the neighborhood experienced its greatest surge in development in the 1920s; subsequent decades show some densification and additional construction of residences and multi-family buildings, but the basic pattern of the neighborhood has remained relatively consistent since its earliest development, save for increased development in the neighborhoods located to the northwest and south of the subject property that intensified over time.

An aerial photograph from 1928 (**Figure 1**), eight years after the tract's initial subdivision, shows that although there were still open lots, many had been developed with residences. Despite the construction of many houses on the tract by this time, there were still large swathes of open land around the subject property, notably to the northwest and south. At this time, the Hollywood Bowl was extant and visible to the north of the subject property. Aerial photographs from 1938 (**Figure 2**) and 1948 (**Figure 3**) show no major changes to the surrounding area, save for densification to the south of the subject property and a spattering of additional residential construction in the immediate neighborhood. Lots to the north along Odin Street appear developed with residences by this time. Alta Loma Terrace and its surrounding streets do not appear to have experienced substantial change during this period.

A Sanborn map from 1950 (**Figure 4**) shows that most of the lots in the neighborhood had been developed. The two lots immediately south of the subject property across the pedestrian-accessible Alta Loma Terrace, and three to the east of the subject property remained undeveloped. The Sanborn map from 1960 (**Figure 5**) shows no changes from the 1950 map on Alta Lom Terrace. However, the residences to the north of the subject property along Odin Street had been demolished for the Hollywood Bowl parking lot. An aerial photograph from 1964 shows that the construction for the Hollywood Bowl's parking lot had been completed (**Figure 6**; the parking lot was under construction in a 1954 aerial photograph), which necessitated the demolition of residences to the north of the subject property. By 1964, development to the northwest of the subject property had begun to proliferate more extensively than in previous decades The rest of the area surrounding the subject property does not appear to have experienced substantial changes. The photograph also shows that some single-family residential development to the south of the subject property had been infilled with large, multi-family development. A Sanborn map from 1970 (**Figure 7**), show no substantial changes to either the subject property or the surrounding neighborhood.

A 1981 aerial photographs (**Figure 8**) shows the continual developmental expansion to the hills northwest of the subject property but does not appear to indicate notable changes to the streets immediately surrounding the subject property. The 1994 aerial photograph (**Figure 9**) shows a continuation of this pattern. Aerial

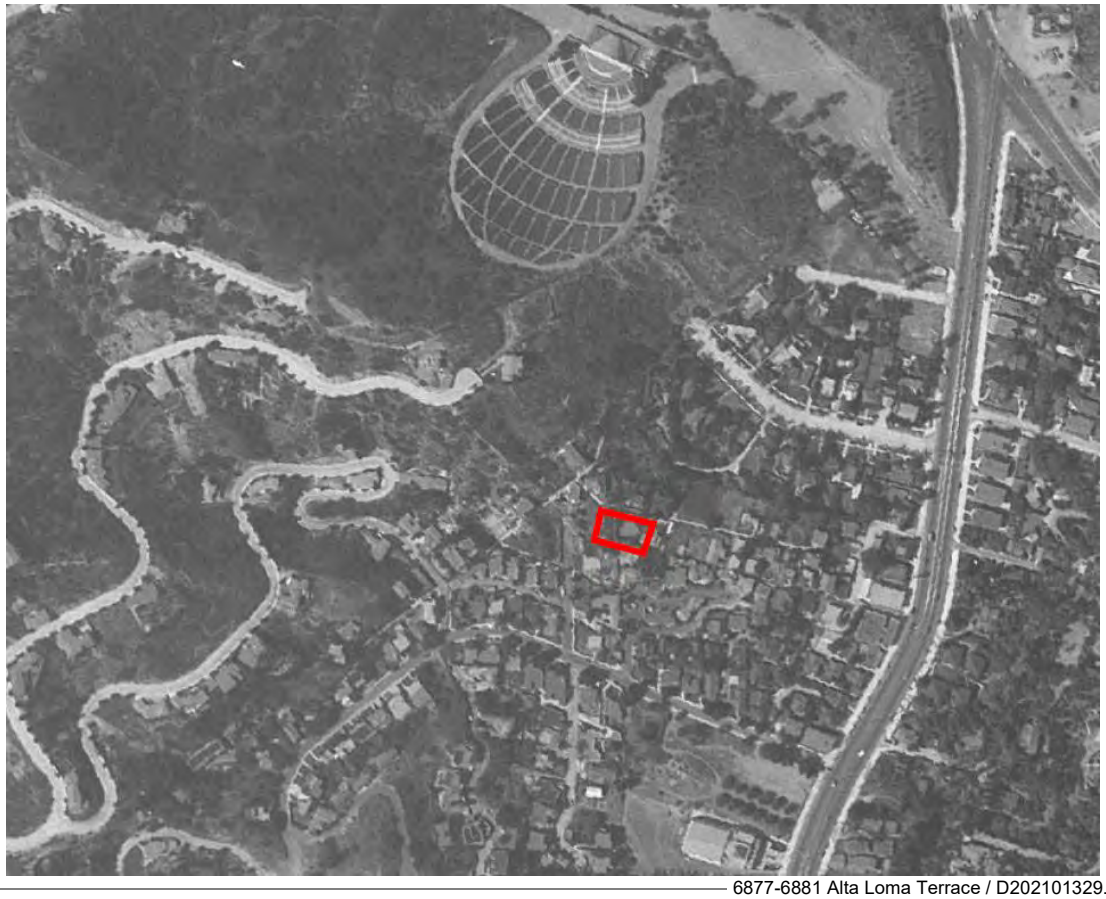
photographs from 2009 (**Figure 10**) and 2016 (**Figure 11**) show that the neighborhood densified to the northwest and additional multi-family residential structures appear to have been constructed to the south of the subject property, although the neighborhood immediately surrounding the subject property remained largely unchanged.



6877-6881 Alta Loma Terrace / D202101329.00

SOURCE: FAIR from EDR 2022

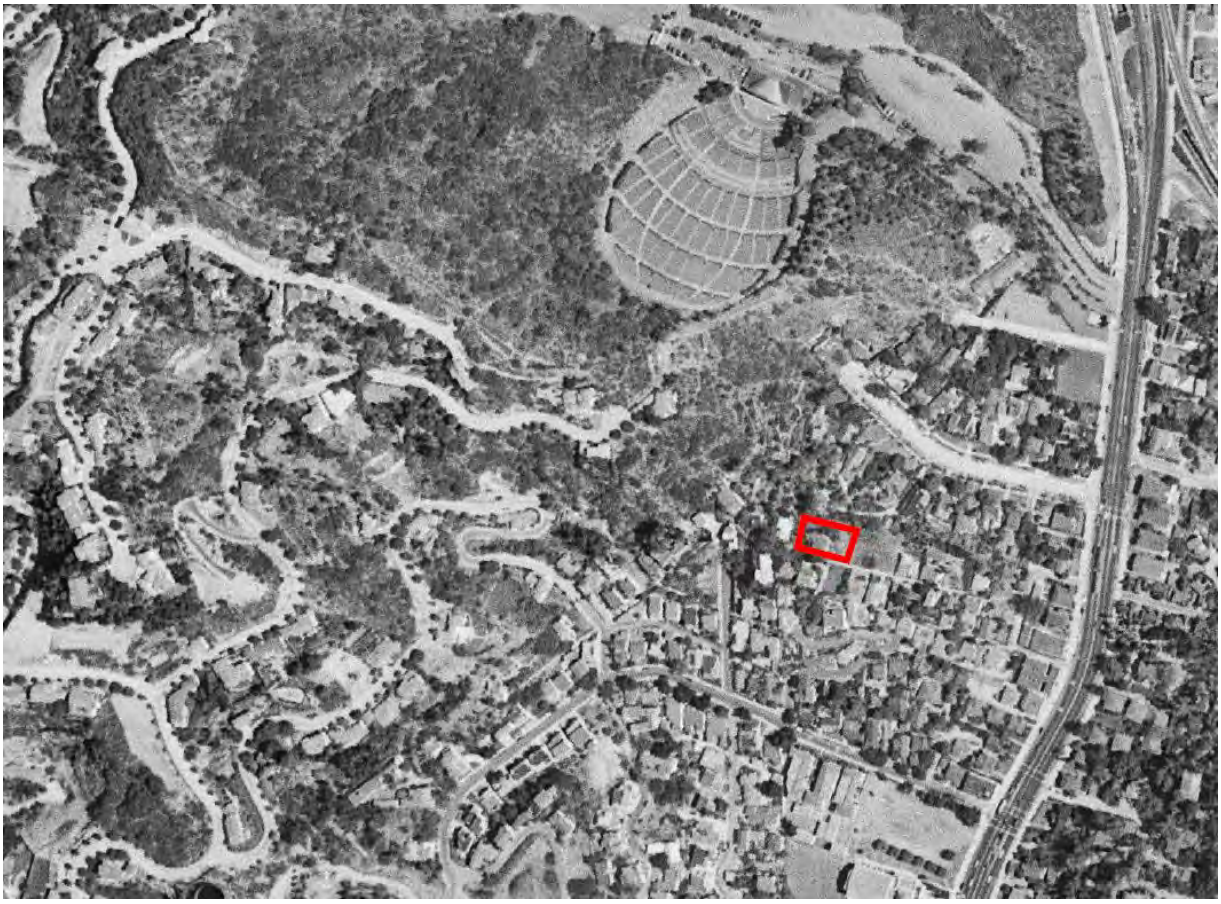
Figure 1
1928 aerial photograph of the neighborhood, approximate location of the subject property outlined in red.



6877-6881 Alta Loma Terrace / D202101329.00

SOURCE: USDA from EDR 2022

Figure 2
1938 aerial photograph of the neighborhood, approximate location of the subject property outlined in red.



6877-6881 Alta Loma Terrace / D202101329.00

SOURCE: USGS from EDR 2022

Figure 3
1948 aerial photograph of the neighborhood, approximate location of the subject property outlined in red.



6877-6881 Alta Loma Terrace / D202101329.00

SOURCE: Sanborn Fire Insurance Maps, Volume 10, Sheet 1091 from EDR 2021

Figure 4
1950 Sanborn map of the neighborhood, subject property outlined in red.



6877-6881 Alta Loma Terrace / D202101329.00

SOURCE: Sanborn Fire Insurance Maps, Volume 10, Sheet 1091 from EDR 2021

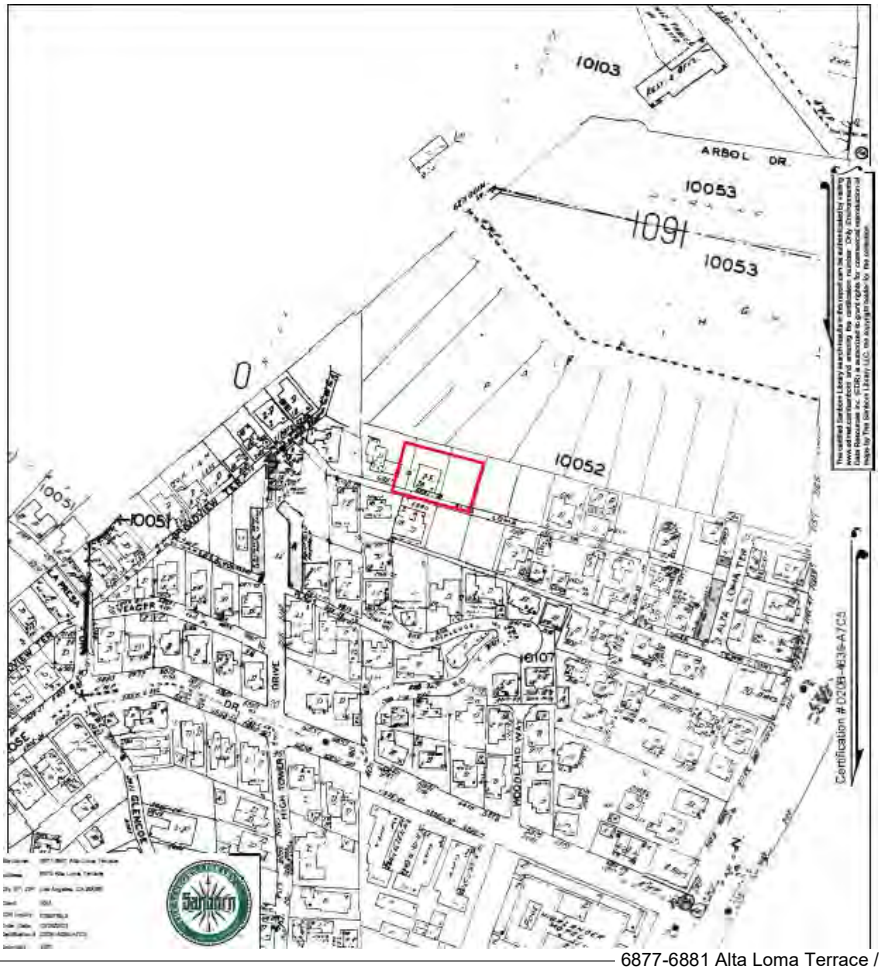
Figure 5
1960 Sanborn map of the neighborhood, subject property outlined in red.



6877-6881 Alta Loma Terrace / D202101329.00

SOURCE: USGS from EDR 2022

Figure 6
1964 aerial photograph of the neighborhood, approximate location of the subject property outlined in red.



6877-6881 Alta Loma Terrace / D202101329.00

SOURCE: Sanborn Fire Insurance Maps, Volume 10, Sheet 1091 from EDR 2021

Figure 7
1970 Sanborn map of the neighborhood, subject property outlined in red.



6877-6881 Alta Loma Terrace / D202101329.00

SOURCE: EDR Propriety Brewster Pacific from EDR 2021

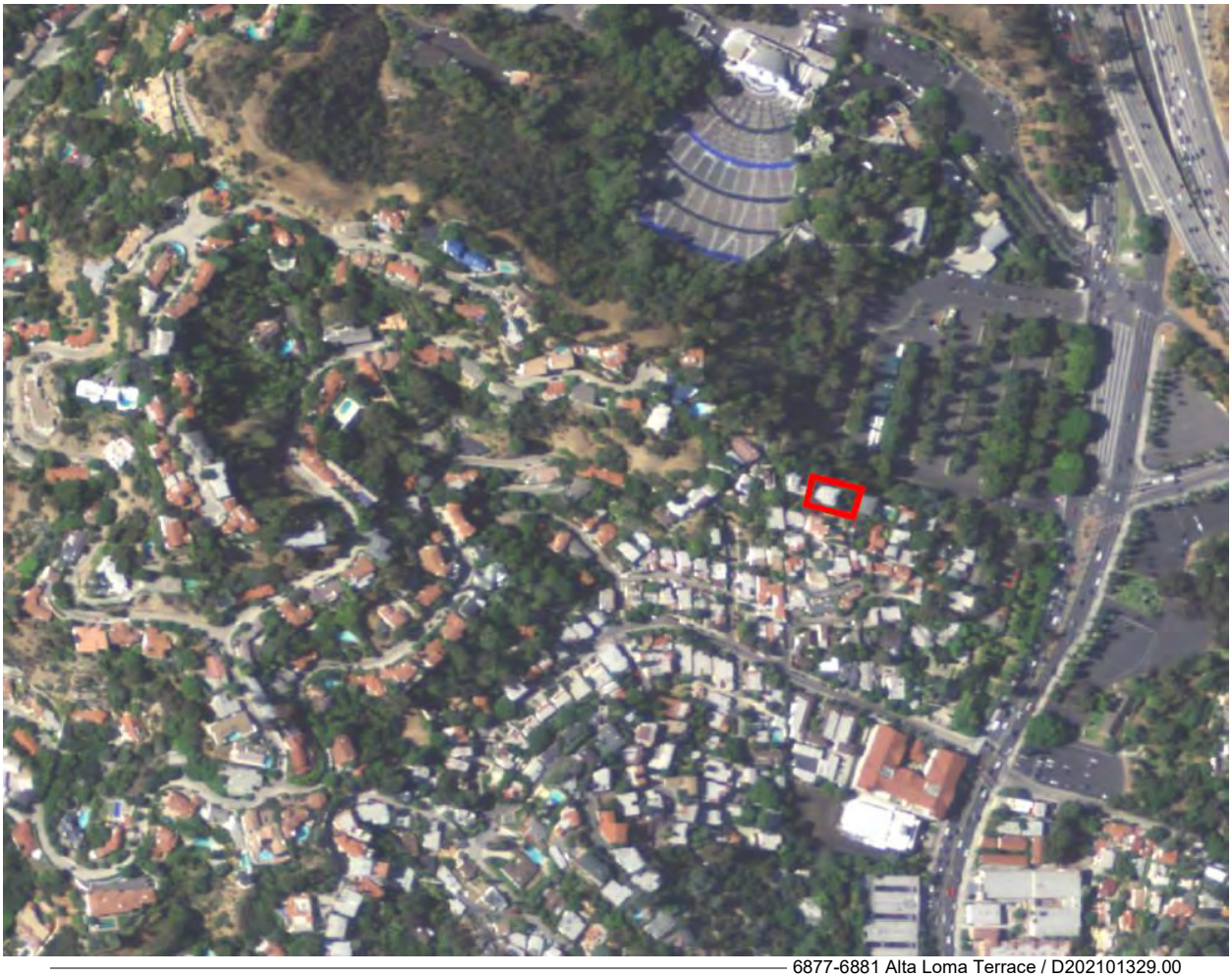
Figure 8
1981 aerial photograph of the neighborhood, approximate location of the subject property outlined in red.



6877-6881 Alta Loma Terrace / D202101329.00

SOURCE: USGS from EDR 2022

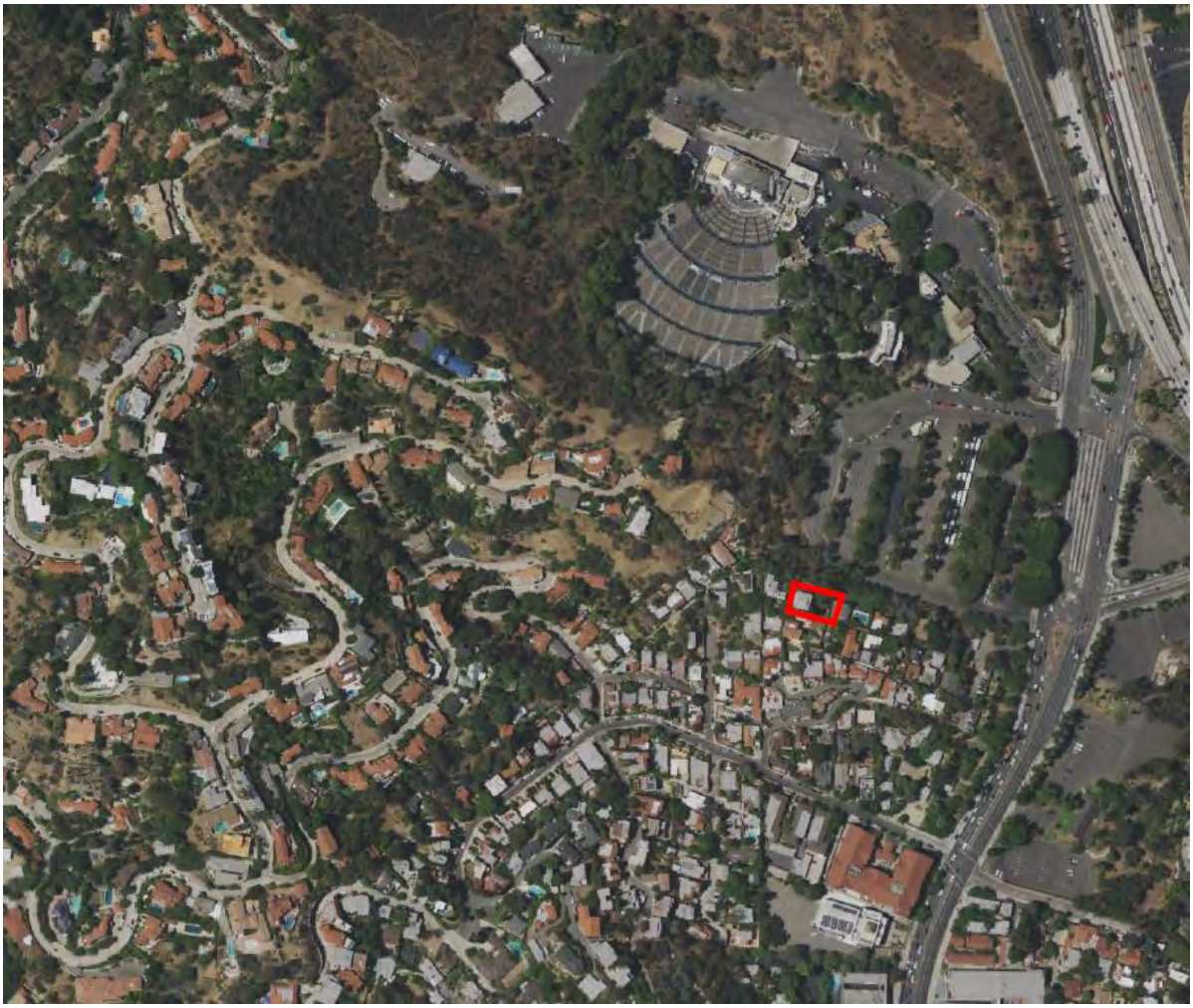
Figure 9
1994 aerial photograph of the neighborhood, approximate location of the subject property outlined in red.



6877-6881 Alta Loma Terrace / D202101329.00

SOURCE: USDA from EDR 2022

Figure 10
2009 aerial photograph of the neighborhood, approximate location of the subject property outlined in red.



6877-6881 Alta Loma Terrace / D202101329.00

SOURCE: USDA from EDR 2022

Figure 11
2016 aerial photograph of the neighborhood, approximate location of the subject property outlined in red.

4.0 Craftsman Architecture (1905-1930)

Historic Context

The subject property is a vernacular Craftsman single-family residence with Japanese influences. Craftsman architecture was most popular in the United States from 1905 until 1930. In this period, the Craftsman style was the "dominant style for smaller houses built throughout the country."[5] The style originated in Southern California and there are consequently many examples throughout the region and "most landmark examples

5 Virginia and Lee McAlester, *Field Guide to American Houses*, (United States: Alfred Knopf, 2013), 568.

are concentrated [here].”[6] The Craftsman style was the first trend to have begun on the West rather than the East coast.

The Craftsman movement evolved out of the European Arts and Crafts movement, emerging as a response to the Industrial Revolution and the Machine Age. The style emphasizes the human relationship to nature, uplifting the importance of natural materials and visible craftsmanship. Craftsman homes were designed to consider the relationship between the structure and the terrain on which it is situated to create a design that is harmonious with its natural setting.[7] The Craftsman style emphasized the honest use of building material with the structural components of the building made visible rather than being hidden behind decoration. The style was applied on the exterior of the building, but also often applied to the interior as well, with architects designing the furniture and fixtures in harmony.[8]

High-style Craftsman architecture in the United States is largely credited to two Pasadena, California brothers: Charles Sumner Greene and Henry Mather Greene who practiced architecture together from 1893 to 1914. Around 1904, they began to design Craftsman bungalows and by 1909 had executed several exceptional examples of the style, including the Gamble House in Pasadena (1908-1909). The brothers were heavily influenced by the Arts and Crafts movement as well as by Japanese architecture and their early training in manual arts.[9] The influence of Japanese architecture on the Gamble House is particularly evident and likely influenced the construction of other Craftsman residences with Japanese influences.

The landmark homes by the Greene bothers were published in many architectural as well as popular magazines, including *Western Architect*, *The Architect and House Beautiful*, *Good Housekeeping* and *Ladies' Home Journal*, which prompted a rise in the popularity in the style for smaller and more vernacular homes.[10] Pattern books and pre-designed home kits also contributed to the proliferation of the style, particularly in Southern California although the style spread throughout the country. The aesthetics of the Craftsman style were consequently adapted to mass-produced Craftsman bungalows often grouped in middle-class neighborhoods. While high-style examples of Craftsman residences are relatively rare, Craftsman bungalows are common throughout Southern California. Craftsman homes are subject to variation depending on their local context.[11] In the 1920s, when the subject property was built, Southern California underwent an extensive building boom. During this period, the Craftsman style was very popular in Southern California and was utilized in home construction on a variety of scales.

6 Ibid.

7 Karen Turnbull, "A Short History of Laguna Beach," re-printed in the City of Laguna Beach's Historic Resources Element, July 1981, https://www.lagunabeachcity.net/civicax/filebank/blobdload.aspx?BlobID=2678, 14.

8 GPA Consulting, "Los Angeles Citywide Historic Context Statement: Arts and Crafts Movement," Prepared for the City of Los Angeles Department of City Planning, Office of Historic Resources, June 2016, https://planning.lacity.org/odocument/18037253-197d-483a-8b13-c85fcd553fe8/ArtsandCraftsMovement_1895-1930.pdf, 12.

9 McAlester, *Field Guide to American Houses*, 568.

10 Ibid.; GPA Consulting, “Arts and Crafts Movement,” 12.

11 Ibid.

The Craftsman style gradually declined in popularity as the 20th century proceeded. By the end of World War I (1918), the style was still utilized in residential architecture but was more frequently characterized by lighter colors and plasters rather than the heavy, dark wood interiors that characterized pre-World War I Craftsman homes.[12] Craftsman home continued to be constructed throughout the 1920s, but the style fell out of favor by 1930; there are few examples constructed post-1930.[13]

Craftsman homes have several key identifying features, including a low-pitched gable roof with wide, unenclosed eave overhang; roof rafters (commonly exposed); horizontal massing; decorative beams or braces often added under gables; full or half porches with roofs supported by tapered square columns; asymmetrical facades; windows in twos and threes with a horizontal emphasis; and doors and windows with stained or beveled glass. Craftsman homes are typically between one and two stories There are several other notable components of the style, including roof-wall junctions that are almost never boxed or enclosed. If the residence has dormers, they are frequently gabled. Wood clapboard is the most common wall cladding with wood shingles are the next most popular.[14] Additional features include ridge beams, and purlins extending beyond the wall and roof. Wood windows are either sash or casement with many lights or single panes of glass.[15] Craftsman footprints are either rectangular or complex plans.[16] While these are the primary character-defining features of the style, there are localized iterations and differing details on individual homes.

LAHCM Review

The LAHCM nomination states that the subject property is a "unique and rare example of a Craftsman style house with Japanese influences."[17] However, ESA does not find this to be an accurate statement. Craftsman style residences with Japanese influences are relatively common in the Los Angeles Area. The SurveyLA context for the Arts and Crafts movement notes the Craftsman style in American turned to "all things Japanese for inspiration."[18] The context further states that the that "not-so-subtle references to Japanese architecture can be found in Craftsman houses, both large and small, throughout Los Angeles."[19] The influence of Japanese architecture is "quite common in airplane bungalows" as builders and architects would achieve "an Asian-inspired aesthetic by simplifying the post and beam gable support to a Shinto torii (gate) form and converting the chalet overhang into a pagoda roofline with wide curving bargeboard."[20]

12 GPA Consulting, " Arts and Crafts Movement," 18.

13 McAlester, *Field Guide to American Houses*, 568.

14 McAlester, *Field Guide to American Houses*, 567.

15 Summarized from John J.G. Blumenson, *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945* (New York: W. W. Norton & Company, 1977).

16 Character-defining features of the style were compiled from several different sources, including: Robert Winter and Harry N. Abrams, *Craftsman Style*, (New York: Harry N. Abrams, 2004); GPA Consulting, "Arts and Crafts Movement."; and McAlester, *Field Guide to American Houses*, 567.

17 Jenna Snow and Kathryn McGee, "LAHCM Nomination: 68877-6881 Alta Loma Terrace," October 22, 2021, 7.

18 GPA Consulting, "Arts and Crafts Movement," 1.

19 Ibid, 13.

20 Ibid, 14.

The *Los Angeles Citywide Historic Context Statement: Arts and Crafts Movement* cites several notable examples of the style, including the residence at 5357 Victoria Avenue in the Park Mesa Heights neighborhood and the residence at 5357 Victoria Avenue. Images of these residences, as well as other Craftsman residences with Japanese influences throughout Los Angeles, are visible in **Table 1** below. There are further concentrations of Craftsman residences, some of which have Japanese influence, in several locations in Los Angeles, including the Sierra Bonita-Hawthorn Craftsman Residential Historic District located in Hollywood (approximately 2 miles southwest of the subject property);[21] the Victoria Park Historic District located in Mid-City;[22] and Jefferson Park located in South Los Angeles.[23]

ESA reviewed the adjacent buildings in the High Tower neighborhood through SurveyLA, Google Maps and Google Earth, as well as through a pedestrian survey during the site visit in December 2021, to ascertain whether there were additional examples of Japanese-influenced Craftsman residences in the neighborhood. The survey identified two residences that exhibit influences of Japanese design that are visible from the public right-of-way on Alta Loma Terrace. The first is located at 6825 Alta Loma Terrace and constructed in 1921 (**Figure 12**). The other residence is located at 6851 Alta Loma Terrace (**Figure 13**), although this building was not constructed until 1965.

Two additional residences have perimeter fences with Asian-influenced designs. The first is the fence located at the residence at 6850 Alta Loma Terrace (**Figure 14**). The residence, originally constructed in 1934, is not visible from the public right-of-way and it is unclear if it exhibits the same design characteristics as the fence. It is also unclear if the perimeter fence is historic. The other is the fence surrounding the residence at 6870 Alta Loma Terrace (**Figure 15**). This fence does not appear to be historic. The residence was not visible from the public-right-of-way, and it is unclear if it exhibits the same design qualities as the exterior fence. No photographs of the residences were found online or through Google Maps or Google Earth.

The SurveyLA historic resources survey for the area also did not identify any other Japanese-influenced Craftsman residences in the High Tower neighborhood that are visible from the public right of way.[24] The subject property was designed to accommodate its steeply graded site, reflected in its unusual verticality and boxy massing which is unusual and is not typical for a Craftsman style house. The typical massing of Craftsman style residences is shown in the examples in the table below, which also exhibit Asian influences. The subject property does not have several of the character-defining features of the style discussed above including horizontal massing; full or half porches with roofs supported by tapered square columns; asymmetrical facades; and roof-wall junctions that are almost never boxed or enclosed. Furthermore, the subject property can be considered an altered example of its type and an uncommon vernacular

[21] HistoricPlacesLA, "Sierra Bonita-Hawthorn Craftsman Residential Historic District," evaluated 2015, http://historicplacesla.org/reports/186fbc7d-e678-4500-9b1f-440a761773e0.

[22] HistoricPlaces LA, "Victoria Park Historic District," evaluated in 2016, http://historicplacesla.org/reports/07b3304d-132c-4b9a-8570-583e869cfb48.

[23] HistoricPlaces LA, "Jefferson Park Historic District," evaluated in 2014, http://historicplacesla.org/reports/bfb181ef-b581-48d7-9086-84c926b53141.

[24] Historic Resources Group, "Hollywood Community Plan Area Individual Resources," prepared for the City of Los Angeles Department of City Planning, November 23, 2015, https://planning.lacity.org/odocument/748a0828-a6b7-436c-a9a6-d7e5c7c21d7e/Hollywood_Individual_Resources.pdf.

interpretation of the Craftsman style for its immediate neighborhood, although Japanese-influenced Craftsman residences are common in Los Angeles as previously discussed.



6877-6881 Alta Loma Terrace / D202101329.00

SOURCE: ESA 2021

Figure 12
Japanese-influenced residence located at 6825 Alta Loma Terrace, originally constructed in 1921.



6877-6881 Alta Loma Terrace / D202101329.00

SOURCE: Google Maps

Figure 13
Japanese-influenced residence located at 6851 Alta Loma Terrace and constructed in 1965.



6877-6881 Alta Loma Terrace / D202101329.00

SOURCE: ESA 2021

Figure 14

Perimeter fence of 6850 Alta Loma Terrace. It is unclear if the fence is historic. The residence is not visible from the public right-of-way, and it is unclear if the residence exhibits a similar design.



6877-6881 Alta Loma Terrace / D202101329.00

SOURCE: ESA 2021

Figure 15

Perimeter fence of 6870 Alta Loma Terrace. The fence does not appear to be historic, and the residence is not visible from the public right-of-way and it is unclear if the residence exhibits a similar design.

Table 1. Selected Craftsman Residences with Japanese Influences Located Throughout Los Angeles

Photo	Address	Source
	1725 Wellington Road	GPA Consulting, "Los Angeles Citywide Historic Context Statement: Arts and Crafts Movement," Prepared for the City of Los Angeles Department of City Planning, Office of Historic Resources, June 2016, https://planning.lacity.org/odocument/18037253-197d-483a-8b13-c85fcd553fe8/ArtsandCraftsMovement_1895-1930.pdf.
	5357 S Victoria Avenue	GPA Consulting, "Los Angeles Citywide Historic Context Statement: Arts and Crafts Movement," Prepared for the City of Los Angeles Department of City Planning, Office of Historic Resources, June 2016, https://planning.lacity.org/odocument/18037253-197d-483a-8b13-c85fcd553fe8/ArtsandCraftsMovement_1895-1930.pdf.
	5357 S Victoria Avenue	http://historicplacesla.org/reports/6d414222-0e56-4357-a35e-e59b9bb249ed

	1831 N Woodrow Avenue	http://historicplacesla.org/reports/52ebd5c0-182d-461f-b403-0fc7e2315b10
	2132 S 9th Avenue	http://historicplacesla.org/reports/f50fa22e-6a73-45e4-a011-33140595d104
	154 S Andrews Place	http://historicplacesla.org/reports/3863a292-f5ac-4eec-9532-62072df4e71f
	965 S Gramercy Drive	http://historicplacesla.org/reports/da6a7e28-fdb7-47ad-b2a7-33830b52ecb9

	932 S Gramercy Drive	http://historicplacesla.org/reports/e203b4a7-0e68-4be9-a88e-cbbe36fcb346
	1543 N Curson Avenue	http://historicplacesla.org/reports/7feb1d76-b4ed-48cb-b4e6-f141965e00c5 LAHCM #702
	1664 N Maltman Avenue	http://historicplacesla.org/reports/eb48dc86-3b8e-4ff5-9491-b678b0df2192 LAHCM #699

	201 S Coronado Street	http://historicplacesla.org/reports/0bcad74b-63ff-4545-804a-955f5b776680 LAHCM #980
	4318 Victoria Park Place	http://historicplacesla.org/reports/63ae239b-7054-477b-aed7-9290779e6d17 LAHCM #654

5.0 Occupancy History

ESA reviewed historical city directories and historical newspapers to verify the occupancy history of the property. Notable residents of the subject property include seminal Korean American actor Philip Ahn (1905-1978), who occupied the subject property from 1952 to 1958, and front man of the grunge band *Nirvana* Kurt Cobain (1967-1994), who occupied the subject property from 1993 to 1994. Although Philip Ahn did not live in the residence after 1958, he was still the owner until his death in 1978.[25] ESA verified these names, dates of occupancy, and biographies and found that the LAHCM nomination is accurate in its description of the inhabitants' biographies and their years of association with the property. The LAHCM sufficiently describes Cobain's association with the property and ESA did not conduct additional research on this connection, other than to verify the information included in the nomination.

ESA conducted additional research to address two elements pertaining to the association of the subject property with Philip Ahn. The first was the LAHCM assertion that the period of 1952 to 1958 was the "height of

[25] Snow and McGee, "6877-6881 Alta Loma," 8. The LAHCM has the following citation for this information: County of Los Angeles, Deed Books, Document 78-1446166, recorded December 29, 1978.

[Ahn's] career."[26] The LAHCM nomination cites three specific projects from this period.[27] These films include "The Left Hand of God" from 1955 and "Battle Hymn" from 1957. The other film cited, "The Big Hangover," is noted as being released in 1953; however, ESA found that the film was released in 1950, prior to Ahn's inhabitance of the subject property.[28] In these films, it appears that Ahn played small supporting roles, a reflection of the limited roles available for Asian actors in Hollywood. Ahn is credited as an actor in approximately 18 feature films between 1952 to 1958, the period he was living at the subject property. Over the course of his more than four-decade long career, Ahn had roles in more than 100 feature films[29] and more than 270 roles total (including film and television).[30]

It appears that many of the roles in which Ahn was a lead character either pre or post-dated his occupancy of the subject property. Some of Ahn's leading roles, which are also discussed in the LAHCM nomination, include "Daughter of Shanghai" (1936) and "King of Shanghai" (1939), in which Ahn co-starred with Anna May Wong, as well as the television show "Kung Fu" (1972-1975), in which Ahn was also a main character. It is difficult to pinpoint the height of an acting career that spanned decades and broke barriers despite restrictions imposed by the institutional racism of the film industry and American society at large. While Ahn's acting career during his time at the subject property may not have resulted in his most-remembered works, it was still part of his broader career trajectory.

In 1954, while occupying the subject property, Ahn also opened a popular Cantonese American restaurant in Panorama City called the Moongate, which remained in operation until 1990. The Moongate was located at 8632 Van Nuys Boulevard (**Figure 16**); extant with alterations; does not retain integrity) and was a notable culinary and social nucleus of Panorama City.[31]

While there is no doubt that Ahn was a significant figure who had an important career, there is a lack of evidence establishing a direct connection between the subject property and Ahn's career as an actor and restaurateur, other than being his residence for six years. While Ahn used the subject property as a residence and for social events, ESA's research did not identify evidence of a direct connection between Ahn's professional activities and the residence.

[26] Ibid, 7.

[27] Ibid, 10.

[28] "The Big Hangover," N.D, Turner Classic Movies, https://www.tcm.com/tcmdb/title/68671/the-big-hangover/#overview.

[29] These numbers are approximate and are derived from Ahn's filmography complied by Turner Classic Movies; it is possible there are additional films in Ahn's filmography not reflected in this list. "Philip Ahn Filmography: Feature Films," N.D., Turner Classic Movies, https://www.tcm.com/tcmdb/person/1256%7C124762/Philip-Ahn#filmography.

[30] "Philip Ahn Dies, Portrayed Oriental Actors on TV, Film," *The Washington Post*, March 4, 1978.

[31] Dave W. Himlin, "Valley Ramblings," *The Van Nuys News and Valley Green Sheet*, June 15, 1955.



6877-6881 Alta Loma Terrace / D202101329.00

SOURCE: Google Maps and http://www.susanahncuddy.com/themoongate.html

Figure 16
2016 (left) image of the current restaurant at 8632 Van Nuys Boulevard and circa 1965 image of the Moongate, when it was owned by Ahn.

6.0 Architectural Description

The LAHCM nomination contains an architectural description of the subject property, which is reproduced below, followed by supplemental physical observations by ESA:

Site

"The Philip Ahn/Kurt Cobain Residence, located at 6877-6881 Alta Loma Terrace in Hollywood on a walk street, is not accessible to vehicular traffic. The High Tower, a short distance from the property, provides elevator access from the associated garage on High Tower Drive, five flights below. Alta Loma Terrace follows a ridge above the Hollywood Bowl to the north,[1] sloping down from west to east while the property drops off considerably to the north.

The one residential building is a single-family home that encompasses nearly the entire parcel on which it sits while the parcel to the east is undeveloped and serves as a side yard to the house. The residence is placed close to the walk street with only a shallow setback. A tall, solid wood wall extends from the residence to the west and includes a solid gate. Tall bamboo is planted within the setback along the east side of the house. A fence runs along the side yard to the east. A low, rubble stone wall separates the house from the side yard, which is planted with a handful of mature trees that are overgrown and not recently pruned. A contemporary chain-link fence nearly bisects the property along the north while a tall, wood fence separates the property to the adjacent one to the west. A stone walkway/staircase runs along the fence and

the west elevation of the house. A brick fireplace is located downhill to the north of the residence."[32]

ESA observed that the associated landscape is not reminiscent of the original landscape and appears to be altered and deteriorated. The fence along the southern edge of the property appears to be a later addition to the property. A new concrete stepped pathway has been added along the east elevation to access the basement area which has also been altered (**Figure 17**). A wood porch along the east elevation appears to be a later addition to the property (**Figure 18**). Remains of brick landscape paving and terracing have deteriorated. Existing mature plantings do not appear old enough to be representative of the historic period and are overgrown, and older plantings have since died or were cut/removed (**Figures 19 & 20**).

Exterior:

"The Philip Ahn/Kurt Cobain Residence is designed in a Craftsman style with Japanese influences visible in the slightly flared corners of the roof eaves, rafter tails stamped with gold, floral design, and horizontal arrangement of lights within the windows. The residence is two stories with a partial basement along the north elevation. The side gable on hip roof has widely overhanging eaves and visible rafter tails that extend beyond the roofline and curve upward. The residence is finished in wood board-and-batten siding, arranged horizontally on the basement and first floor and vertically on the top floor. Fenestration consists of double hung wood sash with the upper sash taller than the lower sash.

The primary elevation faces south toward Alta Loma Terrace and is three bays wide. The primary entrance is located in the east bay. Due to the slope of the site, the entrance is accessed by a short flight of wood stairs set against the building. The stairs have a simple wood railing with unadorned wood newel posts at the bottom and vertical slats. The primary entrance consists of two, contemporary wood panels, which are currently protected by plywood. The center bay on the first floor contains a trio of windows. The west bay at the first floor steps out from the plane of the elevation and is topped by a shed roof. Windows are arranged on the three visible sides of the bay with small windows facing east and west and a wider window facing south. On the top floor, a pair of windows is located in the east bay, two small single windows are in the center bay, and a single window is in the west bay.

The east elevation is also three bays wide. Entrance to the basement is located in the center bay and consists of a single, panel door. Two windows flank the entrance to the south, one of which is boarded up with plywood and the other protected by contemporary metal security bars. A door hidden by board and batten siding at the south side of the elevation likely accesses a storage shed. A large, fixed window is located in the north bay. The window is divided vertically into equal thirds, while each of the vertical divisions has horizontal muntins, dividing the center section in

[32] Jenna Snow and Kathryn McGee, "LAHCM Nomination: 68877-6881 Alta Loma Terrace," October 22, 2021, 1

half and outer sections into unequal thirds. A terrace extends from the north bay, wrapping around to the north elevation. On the first floor of the east elevation, two, large, fixed, wood sash windows are located in the north and south elevations. Like the large, fixed window on the ground floor, these windows are also divided equally vertically, although into five sections. Horizontal divisions alternate between dividing vertical sections into halves and unequal thirds.

The north elevation is two bays wide. On the basement level, a pair of windows is located in the east bay while a glass door with two fixed sidelights is located in the west bay. On the first floor, two pairs of doors with glass lights lead out onto a shallow balcony. The balcony has a wood floor and wood railing with horizontal slats, broken up in places by short vertical pieces.

The shallow balcony and railing on the first-floor wrap around the north elevation to the west elevation. The west elevation is three bays wide. At the first floor, a trio of small windows is located in the north bay. A secondary entrance is located in the center bay flanked by a single small window to the north. A short flight of wood steps leads to the secondary entrance. A pair of windows is located in the south bay. On the top floor, two windows are located in the center bay, one of which is a small, fixed window, while a single window is located in the south bay."[33]

ESA observed that the original entrance porch at the southeast corner has been enclosed and the existing wood porch is relatively new construction (**Figure 21**). There is a new wood double door (boarded closed) providing access to the existing enclosed porch, the former porch is enclosed with a large floor-to-ceiling window, and the original exterior horizontal board and batten siding is now on the interior enclosed porch (**Figures 22 & 23**)., The original front door and entrance foyer still exists to the north of the enclosed porch (**Figure 25**), and there is a rectangular opening between the new entrance foyer and the dining room due to the enclosure of the porch and a probable wall removal (**Figure 24**).

The window configurations on the primary south elevation appear to be original however, many windows throughout the house appear to have new glass in them and few original glass lites remain. Also, upon further observation, it appears that the projecting west bay with the shed roof for the kitchen may have been an earlier addition to the residence (**Figure 26**) **[to be verified with Assessor Records]**.

Upon observation of the east elevation, it is evident from the enclosure of the front porch on the southeast corner, that the current east elevation window towards the south adjacent to the porch entrance is an addition (**Figure 23**). Moreover, the large, fixed floor to ceiling windows on the first floor and the lower floor/basement appear to be mid-century additions, as noted in the LAHCM nomination, and observed by ESA (**Figure 27**).

[33] Jenna Snow and Kathryn McGee, "LAHCM Nomination: 68877-6881 Alta Loma Terrace," October 22, 2021, 1

Furthermore, according to the original permit, the lower floor/partial basement was originally constructed as a storage area, which later appears to have been converted into an apartment complete with a kitchen and bathroom (**Figure 28**). Considering the large, fixed window additions on the east elevation, the basement may have been redone when the windows were added; however, the tiles and fixtures in the basement, and an aluminum slider bathroom window appear to be from the 1980s perhaps indicating a later date of alteration.

Upon observation of the north elevation, at the basement level it is evident that the east bay holds a pair of double hung windows like the ones present on the primary south façade, whereas the west bay holds a glass door with two fixed sidelites that appears to be a later addition (**Figure 29**).

The framing and decking of the wrap around porch/balcony at the first-floor level of the west and north elevations appears to be repaired/replaced, and the existing railing appears to have been installed around the time the mid-century windows additions on the east elevation occurred, as the pattern of the railing matches the window additions and also the fence on the south edge of the property (the fence appears to be later and was likely patterned after the railing).

Upon observation of the west elevation, it appears fairly intact, except for the porch alterations (**Figure 30).**

Interior:

"The one available image of the basement reveals a relatively large living area at the northeast side of the building. Floor finishes consist of contemporary tiles while ceiling tiles are placed atop of earlier finishes.

The interior is dominated by a double height living room that runs the length of the north elevation. The living room is centered on a fireplace in the north wall flanked on either side by pairs of doors that open onto the balcony, while built-in bookcases line the west wall. A half-turn stair in the southwest corner is a central feature, running east-west, with a distinctive geometric railing and a large bottom step that is curved at the edges. At the second floor, a balcony with the same geometric motif as the stair extends across the south side of the living room. Finishes in the living room include paneling along the walls and ceiling. An Asian-inspired light fixture that once hung from the ceiling is currently sitting on the floor. Floors are wood. A cased opening in the south wall of the living room leads to the dining room. A passage along the east side of the building leads from the living room to the front door and exhibits a stone panel of a dragon. On the top floor, two bedrooms are accessed from the balcony hallway. A bathroom between is accessed from both bedrooms. The southeast bedroom has a large closet with built-in cabinets."[34]

[34] Jenna Snow and Kathryn McGee, "LAHCM Nomination: 68877-6881 Alta Loma Terrace," October 22, 2021, 3

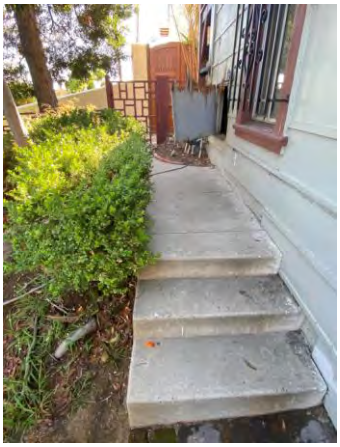
ESA observed that the basement has clear internal partition walls, a bathroom and a kitchen which was not mentioned in the original permit (**Figure 22**). Moreover, the tiled flooring of the basement living room, kitchen and bathrooms appears to be more recent than the building.

On the first floor, ESA observed remnants of multiple layers of wallpapers covering the walls of the dining and the living areas (painted over) **(Figure 31)**. The kitchen at the northwest corner of the first floor appears to have been redone a few times and was recently removed **(Figure 32)**. The dining room floor and ceiling appear to have been replaced at some point, and the rectangular opening between the enclosed porch and the dining room also appears to be a later alteration – it does not match the original rectangular opening with original wood trim still extant in the area near the kitchen entrance (**Figure 33**).

The wood flooring on the first floor also appears to have been replaced or repaired in kind (**Figure 31)**.

The original glass cabinets flanking the chimney in the living area have been painted over obscuring the original glass lites (**Figure 34)**. A free standing (unattached) Art Deco mantel piece and a rectangular piece of marble (unattached) has been added over what looks like the original brick fireplace with molded brick and decorative zig-zag tile surround (**Figure 35**).

ESA observed that the subject property was likely deteriorating in 2017 and may have undergone some attempted restoration work (**Figure 36**), which can also explain the current condition of the interior which looks like restoration work had started but was not continued.



6877-6881 Alta Loma Terrace / D202101329.00

SOURCE: ESA, 2021

Figure 17

View of the concrete stepped pathway along the east elevation to access the basement level, view to the south.



6877-6881 Alta Loma Terrace / D202101329.00

SOURCE: ESA, 2021

Figure 18

View of the wood porch along the east elevation that may have been a later addition.



6877-6881 Alta Loma Terrace / D202101329.00

SOURCE: ESA, 2021

Figure 19

Deteriorated remains of the brick landscape paving and terracing along the east elevation.



6877-6881 Alta Loma Terrace / D202101329.00

SOURCE: ESA, 2021

Figure 20

Existing mature plantings that do not appear to be representative of the historic landscape due to age.



6877-6881 Alta Loma Terrace / D202101329.00

SOURCE: ESA, 2021

Figure 21

View of the now enclosed and boarded entrance porch at the east bay of the primary façade of the subject property, view to the north.



6877-6881 Alta Loma Terrace / D202101329.00

SOURCE: ESA, 2021

Figure 22

Interior view of the entrance doors now boarded up.



6877-6881 Alta Loma Terrace / D202101329.00

SOURCE: ESA 2021

Figure 23

Interior (left) and exterior (right) view of the enclosed porch showing the horizontal siding like the siding present on the exterior, south window addition, flooring addition, new door (right), and original front door and entrance foyer (left), view to the west.



6877-6881 Alta Loma Terrace / D202101329.00

SOURCE: ESA 2021

Figure 24

Interior view of the rectangular opening created between the dining room and the enclosed porch.



6877-6881 Alta Loma Terrace / D202101329.00

SOURCE: ESA 2021

Figure 25

View of the original front door opening into entrance foyer with the original window configuration.



6877-6881 Alta Loma Terrace / D202101329.00

SOURCE: ESA 2021

Figure 26

View of the projecting west bay of the primary façade which may have been an early addition, outlined in red, view to the east



6877-6881 Alta Loma Terrace / D202101329.00

SOURCE: Sotheby's International

Figure 27

View of the enlarged openings and window additions on the north end of the east elevation on the first floor and basement level, view to the west.



6877-6881 Alta Loma Terrace / D202101329.00

SOURCE: ESA 2021

Figure 28

View of the apartment are at the basement level with contemporary tiles and a kitchen.



6877-6881 Alta Loma Terrace / D202101329.00

SOURCE: ESA, 2021

Figure 29

View of the north elevation and entrance to the basement, the glass door may have been a later addition outline in red, view to the south.



6877-6881 Alta Loma Terrace / D202101329.00

SOURCE: ESA, 2021

Figure 30

West elevation, view to the north. Porch steps and deck appear to be relatively recent replacements, while railing appears to remain from the mid-century with later repairs.



6877-6881 Alta Loma Terrace / D202101329.00

SOURCE: ESA, 2021

Figure 31

View of the dining room walls with multiple layers of wallpapers and replaced flooring and ceiling, perhaps mid-century or later.



6877-6881 Alta Loma Terrace / D202101329.00

SOURCE: ESA, 2021

Figure 32

View of the gutted kitchen with various layers indicating multiple renovations.



6877-6881 Alta Loma Terrace / D202101329.00

SOURCE: ESA, 2021

Figure 33

View of the unoriginal opening into the dining area(left) from the enclosed porch, view to west; and original kitchen entrance trim and frame (right), view to north.



SOURCE: ESA, 2021

Figure 34

View of the glass cabinet doors flanking the fireplace, glass painted over.



SOURCE: ESA 2021

Figure 35

View of the mantel over the original Art Deco mantelpiece



6877-6881 Alta Loma Terrace / D202101329.00

SOURCE: Daze with Jordan the Lion, youtube.com, 2017

Figure 36

View of the deteriorating exterior of the subject property, 2017, outlined in red, view to the north.

7.0 Analysis

There are only two building permits on file with the Los Angeles Department of Building and Safety (LADBS). The first is the residence's original building permit (20014) from August 22, 1921, for a one-story, 35 x 35 feet single-family dwelling of 15 feet height to the highest point with a storeroom under a portion of house. The material of the foundation was concrete and there was a brick chimney and a shingle roof. The valuation of the work was $3,500, and there were no other buildings on the lot at the time. The owner on the permit was R. Marguerite Mansfield, the architect was D. C. Messenger, and the contractor was "self". The second is a building permit (LA47006) for soil grading of the site valued at $2,000 from June 1956, during which time, the property was owned by Philip Ahn, who was also listed as the contractor. The permit for "Crit. Soil Grading" does not appear to be associated with any new structural improvements on the property. See **Appendix A** for copies of these building permits. ESA did not identify any additional building permit information that was not already presented in the LAHCM nomination for the property.

Assessor record research was also conducted for the subject property. The effective year of construction was 1928, the size of the main improvement was 1,748 square feet, and there were two units recorded. ESA measured the dimensions of the house which match the original building permit, so if the house is 35 x 35 feet that is 1,225 square feet, which means the mezzanine level was square feet 523 feet, for a total of 1,748 square feet, which matches the existing as found conditions. The assessor record shows no change in 1964, but in 1971 the size of the main improvement was recorded as 2,488 square feet, and again there were two units recorded. The assessor record shows an apartment unit was added for a cost of $1,590, indicating that the storage area under the house had been converted into an apartment unit by this time and was approximately 740 square feet, for a total of 2,488 square feet which matches the existing as found conditions. In addition to this building permit and assessor record research, ESA conducted a physical inspection of the subject property and examined historical photographs to identify unpermitted alterations to the residence. As mentioned above, during the physical inspection of the subject property ESA compared the physical attributes and dimensions of the building and materials mentioned on the original building permit against the current construction and found the same building to be intact in terms of footprint and

width and height dimensions, although the brick chimney is now enclosed/built in. According to the Los Angeles Historic Cultural Monument nomination of the subject property, two major alterations were conducted to the exterior envelope of the subject property. The LAHCM states that "Historic photographs show that in the mid- to late-1950s the front porch at the southeast corner was infilled, becoming an interior space, and two other windows along the east elevation were enlarged."[35] ESA observed this to be true and found the wood board-and-batten pattern from the exterior elevation continued inside the enclosed entrance porch which confirms that the front porch at the southeast corner was enclosed and converted into an interior space. This further indicates that the large window on the east elevation towards the entrance was an addition. Moreover, the LAHCM mentions that the windows on the east elevation were enlarged, which was also confirmed by ESA.

The LAHCM nomination notes that the subject property already had Asian influences before actor Philip Ahn occupied the property. It further mentions that the windows on the east elevation had been enlarged during his occupancy. Stylistically, the window changes appear to be from the mid-twentieth century and according to the LAHCM these alterations were completed while the subject property was occupied by Philip Ahn. The style and materials of these alterations does coincide with the mid-century period when floor-to-ceiling windows were popular which would be consistent with the period when Ahn owned the property, so it is plausible that Ahn could have been responsible for these alterations. Similarly, the pattern of the porch railings and the more recent non-original perimeter fence reflect the pattern of the large floor-to-ceiling window additions, and therefore may also have been added by Ahn or subsequent owners. However, the existing wood front porch and double entry door is a later alteration/replacement. Other later alterations after Ahn's occupancy are evident such as the basement apartment which appears from the tilework and fixtures to date from the 1980s, although the assessor record indicates a 1971 date of improvement. The earlier permits of the house from 1921 specify that the basement was used as a storage area, however upon physical observation we found that the basement had been altered to be used as an apartment with closets, a small kitchen and a bathroom. This alteration was likely carried out after Philip Ahn's residency and before Kurt Cobain occupied the subject property. The large, fixed window on the east elevation at basement level was also a later alteration for the basement apartment. Moreover, a concrete stepped pathway on the east elevation provides access to the basement apartment and appears to be an addition.

Apart from these alterations, ESA also observed that a section of the south elevation has a shed-roofed one-story projecting bay at the kitchen which is likely an unpermitted early alteration.

The National Register and California Register recognizes a property's integrity through seven aspects or qualities: location, setting, design, materials, workmanship, feeling, and association. Eligible properties should retain several, if not most, of these aspects. Both registers require that a resource retain sufficient integrity to convey its significance, and the property must retain the essential physical features that enable it to convey its historical identity. Integrity is based on significance and understanding why a property is

[35] Jenna Snow and Kathryn McGee, "LAHCM Nomination: 68877-6881 Alta Loma Terrace," October 22, 2021, 3

important. *National Register Bulletin 15* states that "only after significance is fully established can you proceed to the issue of integrity."[36]

As discussed above, ESA found the property is not an excellent or representative example of the Craftsman style -- it is an atypical example with unusual boxy vertical massing that is dominated by its Japanese inspired upward swooping roof shape, decorative exposed framing, curved elongated rafters, and gold-leaf/painted embossed decoration. It appears to be a vernacular Japanese-inspired loose interpretation of the Craftsman style as applied to a single-family residence built on the steep heights of Alta Loma Terrace, where many of the homes also have similar boxy, vertical massing to accommodate the steeply graded sites. As also discussed above, ESA notes that the Craftsman style is inherently inspired by Japanese architecture and other examples of Japanese influences on Craftsman-style homes are not rare or uncommon in Los Angeles. Moreover, ESA found at least one other example on the same street, illustrated above (**Figure 12**). Furthermore, the subject property does not retain integrity of its original 1920s construction and is an altered example of a vernacular Japanese-inspired Craftsman-style home (one of four elevations is substantially changed, the primary entrance is altered, an unpermitted ground level apartment has been added, and the first-floor plan has been reconfigured).

Integrity Analysis:

Location – The property has not been moved from its original location since construction, therefore the property retains integrity of location.

Setting – The subject property is located on Tract 3653 in the High Tower neighborhood of Hollywood. The neighborhood was developed with primarily single-family residences throughout the 1920s and was developed concurrently with the nearby Hollywood Bowl, which opened to the public in July 1922.[37] The tract on which the subject property sits is accessible via pedestrian walkways; the residence is not accessible by car. The neighborhood has been residential since its subdivision. The neighborhood retains this residential character to this day and is primarily comprised of single-family residences with some multi-family apartment buildings. The neighborhood is a mix of historic residences and more recent contemporary infill, with an eclectic mix of architectural styles, including Spanish Colonial, Streamline Moderne, and Tudor Revival. However, the historic setting of the property from the period of significance (1921-1930) was substantially compromised to the north of the subject property when the residences developed there during the 1920s and 1930s along Odin Street were demolished between 1950-1960 to construct the existing Hollywood Bowl parking lot. The subject property overlooks the Hollywood Bowl parking lot.

Within the subject parcel boundaries, the integrity of the associated landscape has been altered and has deteriorated over the years. The associated landscape is not representative of the original landscaping of the property, as discussed above. Furthermore, the residence itself has undergone alterations that have changed the relationship of the home to the landscape and the circulation pattern by the creation of an unpermitted

[36] U.S. Department of the Interior, 2002.
[37] "Hollywood Bowl History," Hollywood Bowl, N.D, https://www.hollywoodbowl.com/about/the-bowl/hollywood-bowl-history.

ground floor apartment with a full functioning kitchen and bathroom instead of the originally permitted storage area, and enclosure of the original entrance porch at the southeast bay of the primary façade at the first floor, which would have brought pedestrians into the home off Alta Loma Terrace. A new stepped concrete pathway and garden fence and gate has been developed on the east elevation to access the basement apartment and a wood porch along the east elevation to the north which is unoriginal. Thus, the subject property does not retain integrity of its property setting or its surrounding setting from the period of significance.

Design – The design of the subject property has undergone unpermitted alterations during mid to late 1950s when actor Philip Ahn occupied the residence, as well as later alterations. While the residence retains its original footprint, and the character defining Craftsman Style features with Japanese influences, it does not retain some original elements of its original design. The entrance porch on the primary south elevation has been replaced and the original porch enclosed, and a large window added on the East elevation. The large window opening on the northern end of the east elevation has been enlarged and a large floor-to-ceiling window added, corroborated by comparison with historic photos within Ahn family archives, as stated in the LAHCM nomination report.[38] The initially permitted storage area at the basement level is now a functioning unpermitted apartment with a kitchen and a bathroom which is a substantial alteration to the original design. Moreover, the interior of the subject property has undergone various alterations over the years evident in the reconfiguration of the interior plan as a result of the change to the primary entrance, layers of different wallpaper on the walls, replacement of the wood flooring, replacement of the flooring in the kitchen and recent removal of the kitchen altogether, addition of an art deco style mantle over the original brick and tile mantlepiece, enclosure of the chimney and painted-over glass cabinets flanking the chimney, and removal of the original entrance door as observed during the site visit. However, the subject property retains most of the exterior character defining vernacular loosely Craftsman-style features such as rectangular footprint, contrasting horizontal (on the lower levels) and vertical board and batten siding (on the upper level), low lying hip roof, Japanese-inspired roof shape with flared widely overhanging eaves that curve upwards and elongated rafter tails with embossed gold painted/leafed floral motifs, and multiple horizontal lights in the remaining original sash windows. However, substantial changes to the primary entrance at the southeast corner by its enclosure and substantial alteration of the design of the east elevation by enlargement and replacement of the windows and addition of a basement apartment detracts from the integrity of the original design and construction. It does not have the same design it originally exhibited when it was first built.

Workmanship – The subject property's workmanship from its original construction has been compromised due to alterations, as discussed above and documented in this report. The original entrance porch on the primary façade was enclosed and two large floor-to-ceiling windows along the east elevation were likely enlarged in the 1950s based upon physical evidence. They may have been additions before Philip Ahn occupied the subject property, or the house could have been remodeled after Ahn purchased it. However, none of these changes are documented in the 1956 grading permit. Moreover, upon research it appears that

[38] Jenna Snow and Kathryn McGee, "LAHCM Nomination: 68877-6881 Alta Loma Terrace," October 22, 2021, 3

some of the roof elements such as the rafters, battens, the exterior siding finish and the glass in the windows appear to be new (repaired/replaced in kind). Upon further investigation of photos of the subject property dating to 2017, it appears that the subject property was in a deteriorating condition, and the above-mentioned features may have been repaired. While substantially altered (one of four facades is substantially changed), original workmanship remains on the intact elevations including character-defining Japanese influences such as the swooping roof with wide over hanging eaves that curve upwards, elongated rafters extending beyond the roof on the corners, and stamped gold floral motifs at the ends of the rafters. While many elements have been repaired or replaced in-kind, the overall aspect of the original workmanship has largely been retained. As a result, the property retains partial integrity of workmanship.

Materials –The subject property has been altered over time especially during the mid to late 1950s, and possibly in and after 2017 (Figure 28). While the level of alterations is not substantial on the south, west or north elevations, it is substantial on the east elevation. Alteration of the east elevation windows with new windows during the 1950s and enclosure of the entrance porch has substantially affected the integrity of materials. Furthermore, most of the remaining windows that appear original have new glass in them indicating the windows may have been repaired or replaced in kind over the years. It also appears that some of the exposed curved rafters have been repaired and others or replaced in kind. Despite the alterations the residence has much of its original materials still present on the exterior north, west and south elevations and as such the subject property retains partial integrity of materials.

Feeling – The subject property retains some but not all the physical features that, taken together, convey its historic character (see Workmanship and Materials above). Despite the alterations to the design of the residence on the southeast corner of the primary south façade, and on the east elevation, the property largely appears as it did when it was first constructed in 1921 on its west, north and south elevations. The majority but not all the character defining features of its vernacular Craftsman style and Japanese-inspired detailing have been retained over the years. The neighborhood also retains its early twentieth-century residential character to this day and is a mix of historic residences and more recent contemporary infill, with an eclectic mix of architectural styles, including Spanish Colonial, Streamline Moderne, and Tudor Revival. Development of contemporary buildings surrounding the subject property has partially comprised the feeling of the subject property and its ability to materially communicate its association with the early 1920s development and way of life of the High Tower neighborhood. Therefore, the subject property retains partial integrity of feeling.

Association – Within the subject parcel boundaries the associated landscape has not retained the integrity of its original property setting including landscaping, garden terraces, paving, fencing, and circulation paths. The partial storage basement has now been developed into a full functioning apartment; the front entrance porch has been enclosed, a new concrete path has been developed to access the basement area, and access to the property from Alta Loma has been reconfigured. Furthermore, the design of the subject property has been altered and it does not retain the integrity of its original design intact (one of four elevations is substantially altered). As discussed above, the surrounding setting north of the subject property was substantially altered between 1950-1960 to create the existing Hollywood Bowl parking lot. Thus, the subject property does not retain integrity of association with the original pattern of development in the 1920s.

Although major alterations to the property were likely carried out just before or during the time when actor Philip Ahn occupied the property, there have been substantial alterations at the basement level that appear to have occurred after Ahn's residency. The basement level was a partial storage area as originally permitted in the 1920s, however it has been converted without permits into a functioning apartment with a kitchen and bathroom. The renovations appear to be from the 1971 and the 1980s, after Ahn had moved out of the property. Further changes occurred in 2017 when it appears repair work was done and some attempts at restoration or rehabilitation of the interior were undertaken. Due to the substantial alterations to the subject property after the residency of Philip Ahn, the subject property may not retain integrity of association with Ahn.

To be eligible as a historical resource, a property must possess both significance and integrity. As a result of our investigations, ESA finds the subject property does not retain integrity of design from its original construction, and lacks integrity of workmanship, materials and feeling as discussed above. The appearance of the property is altered from its original construction and although it is still identifiable with the 1920s pattern of development, its design is substantially changed at the publicly visible southeast corner porch and at the east elevation such that it is clear there were substantial alterations during the 1950s, and a basement apartment added by 1971. One of four elevations is substantially changed, the primary entrance is altered, an unpermitted ground level apartment has been added, and the first-floor plan has been reconfigured due to the enclosure of the original front porch. The exterior retains some but not all its vernacular Craftsman Style features and with Japanese Influences. It is therefore an altered example that is not individually eligible under Criterion 3 for architecture due to lack of integrity.

8.0 Significance Evaluation

A proposed Monument may be designated by the City Council upon recommendation of the Cultural Heritage Commission if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;

For Criterion 1, the Los Angeles Historic Cultural Monument application submitted to the City of Los Angeles states that:

> "In addition to its notable tenants, the residence is significant under criterion 1 as one of the oldest houses in what is now known as the High Tower neighborhood in the Hollywood Heights area of Los Angeles. With its distinctive and unique configuration on walk streets, the High Tower neighborhood spans two ridges and is accessed by an elevator. Located on a ridge overlooking the Hollywood Bowl, 6877-6881 Alta Loma Terrace was occupied in the 1920s by the developer of the High Tower, Fred S. Gallagher."

Under Criterion 1, research did not identify any significant documented historical events occurring at the subject property. ESA found that the subject property while being one of the earliest residences to develop in the Alta Loma Terrace neighborhood, is not the only earliest example of the 1920s development of the Alta Loma Terrace Drive, the Hollywood Heights neighborhood or the High Tower Neighborhood. According to the Los Angeles Assessor County Records, ESA found eight other properties at 6825, 6831, 6845, 6861, 6864, 6887, and 6884 Alta Loma Terrace to have been developed in the neighborhood within the years 1921-1925. Therefore, the Subject property is a part of the early 1920's pattern of development of the High Tower neighborhood but lacks integrity and is not significant enough as a contributor to the early 1920s pattern of development to be eligible as a Historic-Cultural Monument. Although it was developed early, it is not the first residence to be developed in the neighborhood. Furthermore, it does not have a prominent location in the neighborhood; and two immediately adjacent lots on the east and one directly across the street to the south remained vacant for many years and were developed later, as illustrated above. For example, the residence at 6851 Alta Loma Terrace is a more recent example of a Japanese influenced modern Craftsman Style home constructed in 1965 (**Figure 13**). Furthermore, there are other better examples of early 20th century development in the neighborhood. As per ESA's pedestrian survey, Los Angeles Assessor County Records, and Los Angeles Department of Building and Safety search, amongst these residences, another residence at 6825 Alta Loma was constructed in 1921 and appears to be a significantly intact example of early 1920s pattern of development. The other residences were not clearly visible from the public right of way but did not appear to be modern infill during the pedestrian survey conducted by ESA. ESA found the subject property is not a rare example, but it is one of at least two examples of Japanese-influenced Craftsman-style residences from the 1920s on Alta Loma Terrace. ESA's research and survey results also found it is an altered example that lacks integrity as a representative or distinctive example of Japanese-inspired Craftsman-style architecture. Furthermore, there is no evidence that the subject property is associated with important events of national, state, or local history, or that it exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community, and it is therefore not eligible under Criterion 1.

2. Is associated with the lives of historic personages important to national, state, city, or local history; or

For Criterion 2, the Los Angeles Historic Cultural Monument application submitted to the City of Los Angeles states that:

> "6877-6881 Alta Loma Terrace is significant under criterion 2 for its association with one of its most notable tenants, Philip Ahn, who lived at the house in between around 1952 through 1958. Philip Ahn was a Korean American actor and leader in the Korean American community. The residence is also significant under criterion 2 for its association with grunge rock musician and Nirvana front man Kurt Cobain, who lived at the property around 1992-1993."

Under Criterion 2, ESA's research found that Ahn was a significant individual with an important career, but research did not identify a direct association between the property and Ahn's professional work as an actor or restaurateur, other than being his residence for six years. The potential period of significance associated with actor Philip Ahn's residency is from 1952-1958. The subject property already had Japanese architectural

influences, which was partially why Ahn chose to purchase and reside in the property as corroborated by Ahn's family as documented in the LAHCM nomination. Moreover, the property underwent substantial changes during the mid-twentieth-century period such as the enclosure of the front entrance at the southeast corner, the enlargement of the fixed windows on the visible east elevation, and the structural changes to the interior for the porch enclosure. While ESA confirmed that Ahn resided there for six years (1952-1958), ESA did not find any evidence of a direct connection between Ahn's professional work and the subject property; therefore, the subject property does not appear eligible under Criterion 2.

Additionally, alterations have occurred after Ahn's period of association with the property, as discussed above. While these changes may have occurred by the time Cobain resided in the home, and Cobain produced some significant work from the subject property, Cobain's residency lasted one year, 1992-1993, was very short in duration, and was less than 45 years ago and not enough time has passed to consider Cobain's association with the property to be significant. Therefore, the property does not appear eligible under Criterion 2.

3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

For Criterion 3, the Los Angeles Historic Cultural Monument application submitted to the City of Los Angeles states that:

> "Finally, 6877-6881 Alta Loma Terrace is significant under criterion 3 for its unique architectural design in a Craftsman style with Japanese influences."

Under Criterion 3, ESA's research found that the subject property does not retain integrity of design from its original construction, and it retains some but not all its original features, materials and workmanship intact. To be eligible as a historical resource, a property must possess both significance and integrity. The appearance of the property is altered from its original construction, its design is substantially changed at the southeast corner porch and at the east elevation such that it is clear there were substantial alterations to the east elevation during the 1950s. The residence is an altered example of a vernacular Craftsman Style residence with Japanese Influences with a boxy, vertically oriented shape likely designed to accommodate the steeply graded site. The subject property has undergone various unpermitted changes including addition of a ground level apartment, reconfiguration of the first-floor plan, and substantial alteration of the visible southeast corner entrance and east elevation. It is therefore an altered example that is not individually eligible under Criterion 3 for architecture due to lack of integrity. Thus, the subject property lacks integrity and significance to be considered a representative example of Craftsman style architecture under Criterion 3.

9.0 Conclusion

ESA conducted an integrity analysis of the subject property through a physical inspection and peer reviewed the submitted LAHCM nomination for the residence. Through this analysis, ESA found that the LAHCM nomination is largely accurate in its description of the residence and its occupants at the property. However, ESA did not arrive at the same conclusion as a result of our independent investigations. ESA did not find the subject property to be associated with important events, or to exemplify significant contributions to the cultural, economic or social history of the nation, state or community, for designation under Criterion 1. ESA also found the subject property is not significant for its association with the productive life of a significant person under Criterion 2. Finally, ESA found the subject property does not embody the distinctive characteristics of the Craftsman Style, nor is it a notable work of a master designer, builder or architect under Criterion 3. For these reasons, ESA has found that the subject property is not eligible for designation as a LAHCM.

Sincerely,



Margarita Jerabek-Bray, Ph.D.
Historic Resources Director

Appendix A Building Permits and Assessor Record
Appendix B Professional Qualifications

Appendix A
Building Permits

Bldg. Form 2

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

2

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings

CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM NO. 6 FIRST FLOOR CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

Lot 21 Tract 36 Block 42/70 Maps.
(Description of Property)

Dist. No. M. B. Page F. B. Page

No. 6871 Alta Loma Terrace
(Location of Job)

..... Street

O. K. City Clerk By Deputy.

O. K. City Engineer By Deputy.

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Dwelling No. of Rooms 5 No. of Families 1
2. Owner's name R. Marguerite & Mansfield Phone Holly 4827
3. Owner's address 2115 Highland Ave
4. Architect's name J. C. Messenger Phone
5. Contractor's name self Phone
6. Contractor's address
7. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} $ 3500.00
8. Any other building now on the lot? No How used?
9. Size of proposed building 35 x 35 Height to highest point 15 feet
10. Number of Stories in height One - with store room under portion of house Character of ground Reinforced concrete foundations
11. Material of foundation Concrete Size of footings 16" x 12" Size wall 8" Depth below ground 12"-6"
12. Material of chimneys Brick Number of inlets to flue 1 Interior size of flues 8 x 8
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 3 Ceiling joist 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
Second floor joists 2 x 8 Specify material of roof Shingles
14. Will all provisions of State Dwelling House Act be complied with? Yes

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here) R. Marguerite Mansfield
(Owner or Authorized Agent) By J. C. Messenger

OVER

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued.
20014	Plan Examiner.	Merrill Clerk.	RECEIVED AUG 22 1924

REMARKS

3

APPLICATION : ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

DIST. MAP 151.5-185	1. LEGAL LOT 21	BLK.	TRACT 3653	
ZONE R-2	2. BLDG. ADDRESS 6881 Alta Loma Tr.			APPROVED ITB
FIRE DIST.	3. BETWEEN CROSS STS. Broadview Terr. AND Highland			
INSIDE X KEY	4. PRESENT USE OF BLDG. Residence		NEW USE OF BLDG. Same	
COR. LOT REV. COR.	5. OWNER Phillip Ahn Ph. HO 75040			
LOT SIZE 50 x 75	6. OWNER'S ADDRESS Above			
REAR ALLEY X SIDE ALLEY 5	7. CERT. ARCH.		STATE LICENSE NUMBER	
BLDG. LINE Hills	8. LIC. ENG.		STATE LICENSE NUMBER	
AFFIDAVITS	9. CONTRACTOR Owner		STATE LICENSE NUMBER	
BLDG. AREA	10. SIZE OF EX. BLDG. X STORIES HEIGHT			
SPRINKLERS REQ'D. SPECIFIED	11. MATERIAL EXT. WALLS: ☐ WOOD ☐ METAL ☐ CONC. BLOCK ☐ STUCCO ☐ BRICK ☐ CONCRETE		ROOF CONST: ☐ WOOD ☐ STEEL ☐ CONC. ☐ OTHER	

3 6881 Alta Loma Tr.

VALIDATION LA47006	JUN 29 56	60092	B — 2 CK 3.00
TYPE V / GROUP R-1 / MAX. OCC.	JUN 29 56	60093	B — 1 CK 19.00
DIST. OFFICE L. A.	PC $3.00	B. P. $9.00	
C. OF O. ISSUED	I.F. 10 [illegible]		

DWELL. UNITS	12. VALUATION; TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. $ 2000.00	VALUATION APPROVED
PARKING SPACES	13. SIZE OF ADDITION X STORIES HEIGHT	APPLICATION CHECKED Ogan
GUEST ROOMS	14. NEW WORK: MATERIAL EXT. WALLS / MATERIAL ROOF	PLANS CHECKED
FILE WITH	I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.	CORRECTIONS VERIFIED
CONT. INSP.	SIGNED	PLANS APPROVED
		APPLICATION APPROVED 6-27-56
Crit. Soil Grading	This form when properly validated is a permit to do the work described.	

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

F B-3—75M Sets—11-54

LEGAL DESCRIPTION

Appendix B
Professional Qualifications



Margarita Jerabek-Bray, PhD

Historic Resources Director

EDUCATION

Ph.D., Art History, University of California, Los Angeles

M.A., Architectural History, School of Architecture, University of Virginia

Certificate of Historic Preservation, School of Architecture, University of Virginia

B.A., Art History, Oberlin College

32 YEARS EXPERIENCE

AWARDS

2020 Gold Nugget Merit Award, PCBC, Best Rehabilitation Project

2018 Merit Award, Environmental Analysis Document, Association of Environmental Professionals

2016 Preservation Design Award, Interpretive Exhibit, California Preservation Foundation

2014 Preservation Award, Los Angeles Conservancy

2014 Westside Prize, Westside Urban Forum

2014 Design Award: Westside Urban Forum

2012 Preservation Design Award, California Preservation Foundation

Margarita Jerabek-Bray, Ph.D., has 32 years of professional practice in the United States with an extensive background in historic preservation, architectural history, and historical archaeology. She specializes in American Architecture, Modern and Contemporary Architecture, Urban History and Design, and Cultural Landscape, and is a regional expert on Southern California architecture. Her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History, Architectural History, and Archaeology. Margarita assists clients with strategic advice and historic preservation consultation services to support project success. Highly experienced and solution oriented, she provides historic resources management and preservation consultation services for all stages of project development, from due diligence through planning and design, to preparation of required documentation for environmental review and permitting. She provides expert historic preservation services for environmental review and, when necessary, implements mitigation requirements and preservation treatment measures.

Margarita is a highly experienced and respected authority in the evaluation, management and treatment of historic properties, and is expert in the preparation of legally defensible documentation for compliance with Sections 106 and 110 of the National Historic Preservation Act (NHPA), National Environmental Policy Act (NEPA), Section 4(f) of the Department of Transportation Act, California Environmental Quality Act (CEQA), and local ordinances and planning requirements. She has managed and conducted hundreds of projects for public and private clients throughout California and the United States, and as primary investigator she has authored numerous historic resources technical reports, plan reviews, HABS/HAER/HALS reports, salvage inventories, rehabilitation plans, relocation plans, construction monitoring reports, interpretive programs, as well as curated exhibits, provided input for interpretive websites and assisted in the development of content for documentary films.

Margarita Directs ESA's Southern California Historic Resources Practice, leading a team of historians, architectural historians, and preservation specialists who are a part of ESA's more than 30-member Cultural Resources Group. She has conducted a broad range of planning and technical studies for development projects throughout Southern California. Her relevant on-call contracts with various agencies, policy documents, environmental compliance work, and historic preservation projects are summarized below.

PROFESSIONAL AFFILIATIONS

California Preservation Foundation

Santa Monica Conservancy

Society of Architectural Historians, Life Member

American Institute of Architects (AIA), National Allied Member

Neutra Institute, Fellow

Relevant Experience

Agency On-Call Preservation Contracts. Margarita currently manages ESA's on-call preservation consulting contracts with the City of Santa Monica, City of Hermosa Beach, and serves as principal investigator for historic resources for our on-call contracts with the City of Los Angeles's Department of Public Works Bureau of Engineering, and Los Angeles Unified School District.

Policy Documents. Margarita has contributed her preservation planning expertise to several projects including **Lincoln Specific Plan** (Whittier), and **CPA-7** (Culver Studios). Her knowledge of preservation policy and law is also demonstrated in the **Citywide Survey and General Plan Update** completed by ESA for the City of Hermosa Beach, and the **Culver City General Plan Update**.

City of Santa Monica On-Call Historic Preservation Services, Santa Monica, CA. *Project Manager/Principal Architectural Historian.* Dr. Jerabek is the primary point of contact and contract administrator for ESA's on-call contract for historic preservation services with the City of Santa Monica. Under her 12-year tenure, ESA's historic division has prepared hundreds of studies including **preliminary assessments, landmark assessments, structure of merit assessments, Secretary of the Interior's Standards plan reviews** and preservation recommendations, **landscape assessments, character-defining features reports** and **CEQA impacts analyses**.

Historic Resources and Preservation Consultation Service for Santa Monica City Hall, City of Santa Monica, CA. *Project Manager/Principal Architectural Historian.* Prepared a **Section 106 Effects Evaluation** report and provided mitigation services pursuant to a **Memorandum of Agreement for Structural Seismic Upgrades, ADA Improvements, Relocation of Wood Paneling, and Adaptive Re-use of the Historic Jail** under a grant from the Federal Emergency Management Administration (FEMA). Dr. Jerabek was the primary point of contact, provided project management and agency coordination, and served as principal architectural historian for the project. ESA prepared a **HABS report** for the historic jail located in the northeast wing of City Hall; conducted **Plan Reviews** and provided preservation recommendations for the seismic upgrades; reviewed proposed ADA improvements and provided recommendations to avoid impacts; reviewed the wood paneling relocation plans and worked with the City to select a qualified master craftsman and conducted construction monitoring for the project; reviewed the jail rehabilitation project for conversion of the two-story jail into an IT Center and offices and provided design consultation for conformance with the Standards, including in-kind replacement of the historic windows; curated, designed and oversaw installation of an interpretive exhibit in the IT Center lobby. Follow-on services for the City included **Preservation Consultation and Monitoring** for restoration of the entrance to City Hall, and **Paint Analysis** and color recommendations for repainting City Hall. Dr. Jerabek also conducted a **Landscape Analysis** and provided **Plan Reviews** for the City's **Ken Genser Square** and **Tongva Park** projects that received a 2014 *Design Award* from the Westside Urban Forum.

City of Hermosa Beach On-Call Historic Preservation Services. *Project Director.* ESA has performed a number of surveys, Certificate of Appropriateness, and CEQA compliance reviews for historic structures while serving as a historic preservation consultant for the City of Hermosa Beach. Projects include historic resources surveys on three of the oldest commercial buildings in the downtown area of Hermosa Beach for the City of Hermosa Beach: **Bank of America Building** at 90 Pier Avenue, the **Hermosa Hotel** at 26 Pier Avenue, Art Deco-style **Community Center**, and the Neoclassical Revival-style **Bijou Theatre** located at

1221-1227 Hermosa Avenue. ESA prepared a comprehensive assessment of each building, and reviewed all plans for compliance under the local preservation ordinance and CEQA, which stipulate the use of the Secretary of the Interior's Standards for Rehabilitation as mitigation. Upon implementation of rehabilitation work on the Bijou, ESA also monitored all construction work until final completion. ESA was later commissioned to undertake a Certificate of Appropriateness and CEQA compliance review of interior tenant improvements to the Bijou Theater for conformance with the Secretary of the Interior's Standards. ESA has carried out site reviews of the work to examine the scope and nature of selective demolition and new construction, provided guidance on technical preservation matters, and undertook a substantial completion review of the works. Most recently, ESA provided project review for tenant improvements, and conducting construction monitoring and oversight for restoration of ornamental plasterwork in the Bijou Building. Additionally, ESA provided paint analysis and restoration treatment recommendations for the Art Deco-style Hermosa Beach Community Center.

Hermosa Beach General Plan Update and EIR, City of Hermosa Beach, CA. *Project Manager for Cultural Resources/Principal Architectural Historian.* Managed ESA's Cultural Resources scope of work and collaborated with Raimi & Associates and PMC to provide consulting services to the City of Hermosa Beach for preparation of a **Comprehensive Integrated General Plan and Coastal Land Use Plan Update and EIR Focused on Sustainability and Low Carbon Future**. Directed city-wide reconnaissance survey to identify potentially eligible historical resources. Developed historic contexts and themes for the City's historical resources. Reviewed and provided recommendations for revisions to the preservation ordinance. Provided input for preparation of historic preservation goals and policies for the General Plan update. Managed preparation of the cultural resources technical report, and oversaw preparation of the historic resources, archaeological and paleontological discussions and analyses for the EIR.

City of Long Beach, Environmental Consultation and HABS Documentation. Margarita has assisted the City of Long Beach by preparing documentation for the **City Hall and Library Complex HABS** and associated landscape plaza; she provided historic resources support for the City's EIR, and prepared documentation for the **Atlantic Theater HABS** and an **Interpretive Exhibit** for installation in the new North Long Beach Public Library.

City of Whittier, Preservation Consultation Services for the Public Library Rehabilitation Project. Margarita lead a **Historical Resources Assessment and Impacts Analysis** and provided design consultation for rehabilitation of the Modern-style Whittier Library. Constructed in 1958, the property is significant for its association with Mid-Century Modernism, postwar period institutional properties, and architect William Henry Harrison. ESA found that the library possesses sufficient historical significance and architectural merit to convey its significant as an individual resource under National Register Criteria A and C. Margarita's role on the project was to direct and manage the ESA project team, coordinate with the architect and City, provide review and internal quality assurance/quality control to the ESA team in the preparation of both the Historic Resources Assessment to evaluate the significance and integrity of the building, as well as for the plan review that was conducted to evaluate the proposed project's conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and hearing attendance. ESA is

currently completing a **HABS report** as baseline documentation for the rehabilitation project.

City of Burbank, Historic Preservation Consultation Services. Margarita directed preparation of ESA's historic resources technical report and CEQA impacts analysis, and prepared the historic section of the **IS/MND for the Burbank Reservoir No. 1 Replacement Project**, which evaluated the eligibility of the Burbank Reservoir facility and analyzed the potential impacts of the Project for compliance with the CEQA. Margarita directed preparation of ESA's historic resources technical report and historic resources EIR section for the **Burbank Bob Hope Airport Replacement Terminal Project EIR**, which evaluated the eligibility of the buildings and structures for eligibility as a potential historic district and as individual resources, and analyzed the potential impacts of the Project for compliance with the CEQA. While the Airport did not appear eligible as a historic district, ESA evaluated 11 hangars and buildings over 45 years in age as potential individual resources. The majority of the buildings and structures were found ineligible, however, Hangars 1 and 2, which are the earliest intact hangars, were recommended eligible for the National Register, California Register, and for local listing. Under contract with the City of Burbank, Margarita managed and conducted a historic resources impacts analysis and plan review for **Rehabilitation of the Casting Building** as a Fitness Center, by Marmol Radziner and Associates, AIA, located in the Disney Studio's Historic District. The Project repurposed and expanded the existing 4,000 square feet Casting Building on the Studio Lot by about 8,700 square feet for an Employee Fitness Center adjacent to the historic Commissary. Margarita provided design consultation for conformance with the Secretary of the Interior's Standards to rehabilitate the Casting Building as a fitness center. To reduce potential impacts, Margarita prepared a HABS report to record the Casting Building in professional large format HABS photographs and a narrative history and description of the building.

SoCal Historic Resource Surveys. Margarita has managed and conducted several large historic resources survey projects including three surveys for the **Adelante-Eastside** (Boyle Heights), **Wilshire Center/Koreatown**, and **Normandie 5** redevelopment areas that were among the earliest to utilize *SurveyLA* tools and methods and to employ the Multiple Property Documentation Approach, working in close collaboration with the Los Angeles Office of Historic Resources. These surveys have been incorporated into the **Los Angeles Citywide Survey**. Other notable accomplishments include **Hermosa Beach Citywide Survey**, and **Santa Monica North of Wilshire Survey** for which she served as Project Director.

Mills Act Applications and Architectural Conservation. Margarita has assisted applicants in Los Angeles, Beverly Hills and West Hollywood with the preparation of Mills Act Applications. Her expertise in the preservation of Modern architecture is represented by the Landmark nomination and Mills Act Application for Victor Gruen's **Rosenstiel Residence**, 1210 Coldwater Canyon Drive in Beverly Hills. Her forward-looking landmark nomination for a Mills Act application for the Post-Modern **Sun Tech Townhomes** in Santa Monica, illustrates her broad ranging knowledge in resources of the recent past. Her conservation and interpretation skills are represented by the award-winning **Montebello Home Savings and Loan** project that involved cleaning and restoration of the historic bank building and art works designed by Millard Sheets Studio, and design and installation of a 5-panel interpretive exhibit and rediscovery of a lost tapestry originally designed for the building, for which she received a *California Preservation Design Award, 2016*. Her in-depth and award-winning preservation work includes the **RMS Queen Mary Survey of Fine**

and Decorative Art, the **RMS Queen Mary Historic Structure Report**, and the **Queen Mary Conservation Management Plan** (*California Preservation Foundation Preservation Design Award, 2012*).

Environmental Documentation and Compliance with CEQA. Margarita has prepared a full range of CEQA documentation for historic preservation projects throughout greater Los Angeles including Categorical Exemption Letters, assessments and plan reviews for Certificates of Appropriateness, Initial Studies/MNDs, Focused EIRs, and EIRs. A partial list of important environmental documents for projects in Los Angeles involving substantial historical analysis completed by Dr. Jerabek-Bray includes the **LAX Specific Plan Amendment Study EIR, Academy of Motion Pictures Project EIR, The New Century Plan EIR for Westfield, Washington Square EIR, Sunset Doheny Mixed-Use EIR, One Santa Fe Mixed-Use MND, Lindbrook & Gayley Mixed-Use MND, 6230 Sunset Mixed-Use Project EIR, Hollywood Center EIR, Palladium EIR, Sunset and Crescent Heights EIR, and Yucca and Argyle EIR**. In Santa Monica she contributed to the **Fairmont Miramar Hotel & Bungalows Revitalization Plan EIR, St. John's Health Center Development Agreement Addendum EIR, Santa Monica Pier Gangway Project and Phase 4 Structural Upgrade**, and CEQA support for the **Santa Monica-Malibu Unified School District-Wide Facilities Plan**. In Pasadena her experience includes the **Glenarm Power Plant Repowering Project EIR**. In Long Beach she provided expertise and support for the **Art Exchange Redevelopment Project EIR** support, and the **Golden Shore Master Plan EIR**.

Educational Facilities and University Campuses, CA. *Principal Investigator/Project Manager.* Dr. Jerabek-Bray has conducted numerous evaluations of school and university campuses throughout Southern California. Under ESA's on-call contract with the Los Angeles Unified School District, she has managed and completed over 30 task orders involving historic resources, including campus assessments, character-defining features analysis, and project reviews for compliance with CEQA. For example, Margarita managed and conducted preparation of a historic resources technical report for Jefferson High School and provided preservation design consultation for this site-specific school upgrade and modernization project under the District's School Upgrade Program (SUP). The proposed project included the rehabilitation of existing character-defining buildings and landscapes, demolition and removal of non-contributing buildings, and construction of new facilities. Rehabilitation work included modernization and seismic upgrade to existing buildings. Because the school site is considered a historical resource under CEQA, Margarita provided design consultation for conformance with the Secretary of the Interior's Standards to reduce potential project impacts to less than significant. Once project plans were developed, Margarita oversaw review of the proposed project by ESA historic staff and completed impacts analysis findings regarding potential project impacts to identified historical resources that would be affected by the project. Margarita also provided project management, oversight and contributed to the preparation of CEQA and NEPA procedural guidelines to help the Los Angeles Unified School District (LAUSD) to comply with the historical resources requirements of CEQA and NEPA, and to implement practical approaches to preserving culturally significant resources whenever possible. The LAUSD's Office of Environmental Health and Safety requested the preparation of CEQA and NEPA guidelines, in addition to design guidelines and treatment approaches, specifically in support of the School Upgrade Program, and generally to guide ongoing repair and maintenance work on these sites. The guidelines build upon the District's ongoing efforts to identify historical

resources, including the recently updated Historic Context Statement, survey of 55 campuses, creation of an ArcGIS-compatible database with current and previous survey results, and a Historic Resources Inventory. Dr. Jerabek-Bray worked with LAUSD and facilities staff to determine the scope, class, and type of projects that would impact historical resources and need to be addressed in the procedural guidelines. As a final work product, Dr. Jerabek-Bray authored a CEQA and NEPA procedural guidelines document that included the following sections: introduction, regulatory setting, environmental setting, project description, management and planning guidelines, procedural low charts for CEQA and NEPA/Section 106, and standard mitigation measures.

Margarita served as the project manager and principal investigator for the district-wide cultural resources survey for Long Beach Unified School District (LBUSD) which included the evaluation of 70 potentially eligible District school facilities for listing in the National Register and California Register, and included preservation guidelines for the district-wide facilities modernization program. She conducted CEQA Compliance reviews for select projects including rehabilitation of Long Beach Polytechnic Auditorium and Woodrow Wilson Auditorium. Margarita completed a district-wide historic resources survey for the Santa Monica Unified School District, and provided preservation consultation for modernization and additions to selected school sites.

As part of the larger USC Master Plan Project Margarita prepared a historic resources analysis for the USC Student Union Project IS/MND evaluating the Formalist Modern Norman Topping Center and impacts to the adjacent Commons Building and surrounding historic district. She also prepared a HABS report for the Schoenburg Institute at USC. Other HABS reports for educational facilities include the Gymnasium at the University of La Verne, and the Administration Building at Harvard-Westlake Academy.

Harkham Hillel Hebrew Academy Renovation and Expansion Project, Historic Resources Assessment and Impacts Analysis, Beverly Hills, CA. *Principal Investigator/Project Manager*: Margarita directed the historic significance analysis of two school buildings—the original Oakhurst Building designed by master architect Sydney Eisenshtat in 1963 in the Modern Style and the Doheny Building constructed in 1989 and designed by Harshad Patel. She oversaw preparation of an intensive-level Historic Resource Assessment Report for the two buildings in accordance with the California Office of Historic Preservation's requirements for preparing historic resource evaluation reports. ESA found that the Oakhurst Building is eligible for listing on the National Register of Historic Places and the California Register of Historical Resources under criteria A/1 and C/3, but it did not meet the requirements for local eligibility under the City of Beverly Hills criteria. The client plans to rehabilitate the existing buildings, which would be updated for current use and continue to function as school buildings. The proposed project would add two additions to the rear of the property in order to accommodate additional classroom and gymnasium space. Margarita oversaw preparation of a character-defining features analysis and provided design consultation for conformance with the Secretary of the Interior's Standards to reduce potential project impacts to less than significant. She also conducted an impacts analysis of the proposed project and prepared a preservation plan that was incorporated into the project as a project design feature to ensure the project would meet the Secretary's Standards for Rehabilitation. The project has been reviewed and approved by the City of Beverly Hills as an Initial Study/Mitigated Negative Declaration.

Rehabilitation of the Dunbar Hotel, 4255 S. Central Avenue, Los Angeles, CA. *Project Manager/Principal Architectural Historian.* As a Project Manager, Dr. Jerabek-Bray directed a careful space-by-space inventory of character-defining features (including all windows) associated with the Dunbar Hotel's period of significance (1928-1970). This included photo documentation of each feature along with a written description, condition, and treatment options. ESA recorded 425 character- defining features and spaces into an electronic database. Dr. Jerabek was principal author for the rehabilitation report that included a project description, methods, historical background and construction history, accompanied by historic photographs, an architectural description of existing conditions, a maintenance plan for high-integrity features, a restoration plan for low-integrity features, and a replication plan. The written report also provided a list of any issues and concerns that should be taken into account during the building rehabilitation and for the long-term preservation of the Dunbar Hotel. The hotel reopened in June 2013 as a senior living facility amidst local fanfare, "An encore for the historic Dunbar Hotel," Los Angeles Times, June 11, 2013. The project was the recipient of the 2014 *Westside Prize* from the Westside Urban Forum and recipient of a 2014 *Preservation Award* from the L.A. Conservancy.

Historical Resources and Preservation Consulting Services for The Culver Studios, Culver City, CA. *Project Manager/Principal Architectural Historian.* Since late 2014, Dr. Jerabek-Bray and ESA' s Historic Resources Practice has provided a suite of services including historical resources evaluation, environmental review and documentation, and historic preservation consultation services for the CPA-6 Specific Plan, and the CPA-7 Specific Plan known as "The Innovation Plan," a blueprint for the future of The Culver Studios. Dr. Jerabek is the point of contact for historic services, attends client and city meetings, attends public hearings, provides technical direction and advice, directs and conducts the preparation of report deliverables, directs and conducts construction monitoring, and acts as the City's preservation officer for the Innovation Plan. The Plan will transform the 14.3-acre Studio into a new media production hub, keeping the Studio on the vanguard of changing production practices in the entertainment industry. The Culver Studios is a motion picture studio in downtown Culver City established in 1919 by Thomas Ince, and eventually became the home of RCA, one of the "Big Eight" major motion picture companies in the Los Angeles metropolitan area. The Studio was the production site of historically significant motion pictures like King Kong, Gone with the Wind, and Citizen Kane. The Innovation Plan will restore and re-group historic structures adjacent to the Mansion, build new support buildings near existing historic sound-stages, and establish a creative campus in the core of the 14.3-acre studio lot. The Studio's 100-year history will be showcased, historic bungalows will be preserved, and original landscaping in front of the Mansion will be restored. The Innovation Plan balances the need to provide state-of-the-art studio facilities, while retaining the Studio's unique ambiance and prominent place in the community. ESA surveyed and evaluated the Studio's historical resources, provided input to the development of The Plan to reduce impacts to historical resources, completed HABS report for Bungalows S, T, U and V, prepared a Relocation and Rehabilitation Plan for the bungalows, conducted construction monitoring for relocation of the bungalows, conducted plan reviews for tenant improvements to the Mansion and associated historic buildings in the historic core, conducted a landscape analysis, and provided documentation and input for the landscape restoration. ESA also prepared the environmental documentation for The Innovation Plan EIR, and is

implementing the mitigation program for historical resources including HABS documentation of Stages 2/3/4 and a salvage program, preparation of a preservation plan for the Studio, and development of an interpretive program for the Studio.

Historic Resources and Preservation Consultation Services for the Redevelopment of the Fred C. Nelles State Reform School, Whittier, CA. *Project Manager/Principal Architectural Historian.* The Fred C. Nelles Correctional Facility is a listed California State Landmark, and is significant as the state's first reform school for boys. The 1920s-1930s Tudor Revival-style campus is currently vacant and will soon be redeveloped as a multi-use residential and commercial project, "The Groves", entitled under the certified Lincoln Specific Plan EIR. For over a decade, Dr. Jerabek-Bray has been providing Historic Resources and Preservation Consultation services to the developer, Brookfield Homes. Work began with preparation of a historic resources assessment report to clarify the regulatory status and assessed the potential eligibility of a historic district. No district was found to be present, but eight individual resources were identified. Margarita conducted an opportunities and constraints analysis and provided input to the developer on managing impacts to historic resources and the feasibility of adaptive reuse of the individual buildings for the project. She directed preparation of feasibility studies for the EIR, that were peer reviewed by the City's consultants. She provided peer review of the Lincoln Plan EIR on behalf of the developer, and attended city meetings and hearings for the EIR. Once the EIR was certified, she worked with the developer's architect to prepare rehabilitation plans for the individual resources to be retained and adaptively reused. The rehabilitation plans were peer reviewed by the City and the City's preservation consultant. She directed ESA's historic team in the completion of a HABS/HALS for the campus, with photography by Positive Image. She also worked with Eye-Glass Productions on a documentary film, and oral histories. Dr. Jerabek-Bray assisted the client to implement a full suite of mitigation measures including a heritage trail, a signage program, oral histories, salvage program, and construction monitoring for rehabilitation historic buildings. She recently completed consultation services and construction monitoring for adaptive reuse of the school's Commissary as a community center (The Commons), which is the first historic building to be restored. The Commons project received a Gold Nugget merit award (2020) for best rehabilitation project from Pacific Coast Builders Conference (PCBC).

Home Savings and Loan Art and Architecture Conservation Services, Interpretive Exhibit, Montebello, CA. *Project Manager/Principal Investigator*. Margarita provided project management and oversight for the conservation work of the art and architecture and an interpretive exhibit for the Montebello branch of Home Savings and Loan Association. Constructed in 1973, the Montebello branch was designed by Millard Sheets (1907–1989), an accomplished, nationally prominent artist and designer, with integrated art works by the Millard Sheets Design Company. The building and art works were preserved in preparation for the building's new use as a medical office by PIH Health. ESA provided oversight for the conservation work undertaken by Preservation Arts. Additionally, Margarita assisted with the development of a project schedule, conducted conservation monitoring and documentation, and provided project oversight during the implementation of the conservation project to ensure that the cleaning and repair of the art works and exterior architectural materials was conducted in accordance with accepted standards for art and architectural conservation work, that the work completed is of acceptable quality, and that the project stayed on schedule and within budget. After the conservation work was completed, she oversaw the development of an interpretive exhibit to

beautify the interior and protect the building's important art, architecture, and history. The exhibit contains professionally mounted permanent narrative panels and photographic enlargements with captions illustrating the key information about the Montebello Branch and its historic use. One of the highlights of the interpretive exhibit is a reproduction of the original tapestry hung its original location for which ESA coordinated with the Mingei International Museum. The project was the recipient of a prestigious 2016 *Preservation Design Award* from the California Preservation Foundation.

Rancho Los Amigos South Campus EIR, County of Los Angeles, Department of Public Works, Downey. CA. *Project Manager/Principal Architectural Historian*. The County of Los Angeles (County) proposes redevelopment of a portion of the Rancho Los Amigos (RLA) South Campus which is located in the City of Downey. The 74-acre RLA South Campus was the home of the "Los Angeles County Poor Farm" that was established in 1880s to provide room and board to indigent citizens in exchange for agricultural labor, then served as an infirmary and later evolved into a hospital facility in 1932. The RLA South Campus functioned as a major hospital complex from 1956 to the 1990s, when it was abandoned. The RLA South Campus is currently unoccupied and has been designated as the RLA Historic District in the National Register of Historic Places. The County is proposing redevelopment of a 21-acre portion of the RLA South Campus with County uses, including a Sheriff's Station Crime Laboratory, Internal Services Department Headquarters, and Probation Department Headquarters. The project will include supporting parking and installation of utilities and other features on a site that has been abandoned for nearly 30 years. Building demolition and/or repurposing or relocation of existing buildings will be required. ESA lead the CEQA process on behalf of the County, including preparation of all technical studies in support of a full-scope EIR for the RLA South Campus Project. This included a Historic District Evaluation, archaeological surveys, traffic, water supply, arborist services, and all other CEQA-required topics. ESA is also served in an Executive Consultant role to the County, to advise on other potential future projects at the RLA Campus.



EDUCATION

M.Sc. Historic Preservation University of Colorado, Denver 2013

B. Arch. Sarvajanik College Surat, India. 2010

5 YEARS EXPERIENCE

CERTIFICATIONS/ REGISTRATION

Registered Architect

Council of Architecture, India #CA/2015/68539

Anokhi Varma

Architectural Historian

Experienced Conservation Architect with a demonstrated history of working in the architecture & planning industry. Areas of expertise include Historic Structure Assessment, NRHP Nominations, Secretary of Interior Standards, LiDAR Scanning, HABS/HAER/HAL documentation, Construction Monitoring, Preservation Design and Consultation and Cultural Resource Management. Skilled in AutoCAD, Adobe Design, Revit. Strong arts and design professional with an MSc Historic Preservation focused in Historic Preservation and Conservation from the University of Colorado at Denver.

Relevant Experience

5426 San Fernando Road Historic Due Diligence Services, Glendale, CA
Coauthored 5426 San Fernando HRA report, conducted building permit search and construction history for a cluster of 6-7 buildings on the site.

Bijou Building Historic Theater Tenant Improvements Project, 1221 Hermosa Ave., Hermosa Beach, CA
Conducted construction Monitoring during various stages of construction including Structural installations, repair and rehabilitation of historic brick wall, removal and reinstallation of historic wood stage. Prepared relevant reports and provided preservation consultation, subsequently identifying, documenting the historic features to be retained and observing the restoration process in conformance with Secretary of Interior Standards and in coordination with the client and contractor.

2311 N Hollywood Way Historic Resources Assessment, Burbank, CA
Coauthored 2311 N Hollywood way HRA report, conducted building permit search and construction history the building on the site.

1499 Carla Ridge Historic Resources Assessment, Beverly Hills, CA
Coauthored 1499 Carla Ridge HRA report, conducted building permit search and construction history the building on the site.

1145 N. Hillcrest Road, Historic Resources Assessment, Beverly Hills, CA
Coauthored 1145 N. Hillcrest Road HRA report, conducted building permit search and construction history the building on the site.

First Street Elementary School- LAUSD, Character Defining Features Matrix, Boyle Heights, CA
Conducted a site visit to identify the character defining features in order to generate a matrix for the character defining features, segregate primary, secondary and contributing features and provide appropriate means and methods of preservation.

Restoration and Adaptive Reuse of 14th Century Surat Castle, Surat, India
Served on a team of experts tasked with making decisions comprised of archaeologists, architects, and engineers for the Surat Municipal Corporation, City of Surat. Prepared a design brief inclusive of architectural conservation design, adaptive reuse plans, interior design, utility services, site development, design and landscape design. Coordinated and supervised archaeological digs, endoscopic tests, nondestructive tests, and prepared a comprehensive assessment report recounting condition of the various construction layers of the Castle. Managed a team of junior architects and interns, scheduled Prepared construction documents based on the design briefs, condition assessment recommendations and building codes along with maintaining the integrity of the heritage site. Curated furniture and antiquities, developed branding, and created display content to showcase Castle as a historic exhibit and prevalent construction practices of the Tughlaq, Mughal, Dutch and British Surat. (Project Area: 107,640 Square Feet)

Revival of Irish Presbyterian Mission Chapel, Surat, India
Prepared redesign proposal and construction documents based on the evaluation of a 110-year-old gothic chapel with documentation and condition mapping and supervised onsite conservation work.
(Project Area 3767 Square Feet)

Restoration and rejuvenation of historical edge of Gandhi Garden (Victoria Garden), Surat Municipal Corp., India
Part of the Urban Renewal project of historic district of the city. Rejuvenation, pedestrianization and development of the early 19th C Gandhi garden of historical edge.
(Project Area 7,007 Square Feet)

Heritage development of area between four historic gates of Vadodara, Vadodara Municipal Corp., India
Conducted archival research, on-site study of construction techniques, study of historical maps, investigative research to look for footprints, conduct authentic restoration and revival of the historical precinct to make it an inherent component of the urban social space.
(Project Area 21,000 Square Feet)

Restoration and Adaptive Reuse of Juni Sudhrai, Surat Municipal Corp., India
Conducted an evaluation of early 20th century Dutch construction style site “Juni Sudhrai” consisting of two corporation buildings. Provided condition assessment report with proposed conservation methods. Prepared bid documents estimate and rate analysis for civil and conservation works, interior works, utility services.
(Project Area 8,611 Square Feet)

Heritage Impact Assessment, Surat Municipal Corp., India
Prepared HIA to assess, analyze effects and consequences of the development of the Macchiwar (fish market) in the old town area on the historic monument Khwaja Dana Saheb’s Rouza (a mausoleum).

Sarvajanik College of Engineering and Technology and Veer Narmad South Gujarat University. *Visiting Faculty (January 2015 – April 2019).* Conducted undergraduate level classes for Architectural Conservation, Adaptive Reuse Studio, History of Art and Literature, Basic Design, Architectural journalism, and Architectural Graphics.

Barlow Preservation Services LLC, Boulder, Colorado. *Historic Preservation Intern (March 2013 – March 2014).* 2013 Old Town Louisville historic resource reconnaissance survey of individual properties. Developed and maintained database, drafted survey document, assisted with site inspections, historic context writing, research photography, and scholarship typical of an architectural historian. Aided in the restoration of historic windows, doors, exterior trim including paint removal and surface prep, wood repairs, glazing, and other traditional skills.

Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2021-9228-HCM
ENV-2021-9229-CE

HEARING DATE: December 2, 2021
TIME: 10:00 AM
PLACE: Teleconference (see agenda for login information)

EXPIRATION DATE: The original 30-day expiration date of December 5, 2021, per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020, Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020, Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.* The time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.

Location: 6877-6881 W. Alta Loma Terrace
Council District: 4 – Raman
Community Plan Area: Hollywood
Land Use Designation: Low Medium I Residential
Zoning: R2-1XL
Area Planning Commissions: South Valley and Central
Neighborhood Council: Hollywood Hills West
Legal Description: Tract 3653, Lots 19 and 21

PROJECT: Historic-Cultural Monument Application for the PHILIP AHN/KURT COBAIN RESIDENCE

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: Arthur J. Fielder III
1895 West Adams Boulevard
Los Angeles, CA 90018

Karen S. Bryant
6879 Alta Loma Terrace
Los Angeles, CA 90068

APPLICANT: Adrian Scott Fine
Los Angeles Conservancy
523 West 6th Street, Suite 826
Los Angeles, CA 90014

PREPARERS: Jenna Snow and Kathryn McGee
14900 Magnolia Boulevard
P.O. Box 5201
Sherman Oaks, CA 91413

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Take the property under consideration** as an Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal warrants further investigation.

2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Principal City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, Senior City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The Philip Ahn/Kurt Cobain Residence is a two-story single-family residence and adjacent vacant lot located on the north side of Alta Loma Terrace in the High Tower neighborhood of Hollywood. Designed by Daniel C. Messinger (1875-1961) in the Craftsman architectural style with Japanese influences, the single-family residence was constructed in 1921 for Miss R. Marguerite Mansfield. The subject property was the home of Korean American actor Philip Ahn (1905-1978) from 1952 to 1958 and of rock musician Kurt Cobain (1967-1994) from 1992 to 1993.

The High Tower neighborhood consists of two tracts subdivided by Fred S. Gallagher and William S. Henderson in 1920. Located on steep ridges and hillsides, the neighborhood was designed around several walk streets with a private elevator to provide more convenient access for residents. The elevator is located at the end of High Tower Drive in a tower inspired by an Italian campanile and is flanked by garages that serve the houses on the walk streets above. The subdivision was advertised as having both desirable hillside views and convenient access to central Hollywood, without the need for a long, arduous climb.

Rectangular in plan, the single-family residence is of wood-frame construction with horizontal and vertical wood board-and-batten siding and has a side gable on hip roof with wide overhanging eaves and exposed, carved rafter tails. The primary, south-facing elevation is three bays wide and features a plain, paneled wood double door in the east bay; due to the grade of the site, it is several feet above the ground and accessed by a set of wooden stairs leading to a wooden deck. There is a trio of windows in the center bay on the first floor. The west bay at the first floor projects from the plane of the elevation and is topped by a shed roof. The east-facing elevation is also three bays wide and there is a terrace that extends from the north bay, wrapping around to the north-facing elevation. The north-facing elevation is two bays wide; on the first floor, there are two pairs of multi-lite doors that lead out onto a shallow balcony. The balcony features a wooden railing with a pattern of horizontal and vertical slats and extends on to the west-facing elevation. A secondary entrance accessed via a short flight of wood steps is located on the west-facing elevation. Fenestration consists of multi-lite double-hung windows, large, fixed windows, and multi-lite French doors. A wooden fence with a pattern of horizontal and vertical slats runs along the front of the subject property east of the residence, with a taller board-and-batten fence and gate on the west side of the residence. Interior features include paneled walls and ceilings, a half-turn stair with a geometric railing, built-in cabinets, and a carved stone panel depicting a dragon.

Daniel C. Messinger was born in Nebraska in 1875 and later moved to Los Angeles. Throughout his career, Messinger was referred to variously as a contractor, builder, architectural designer, and architect, though he does not appear to have been a licensed architect. He focused on designing plans for single-family homes throughout Los Angeles, which he continued to do through 1940. Messinger passed away in 1961 at the age of 86.

Born in 1905, Philip Ahn was the eldest son of Korean independence leader Ahn Chang Ho, also known as Dosan, and his wife Helen (Yi Hye Ryon). As his father was often out of the country, Ahn began working at the age of nine to support the family. He was also active in his father's organization, the Hung Sa Dahn or Young Korean Academy, establishing a youth group and assisting the organization to lease land in Northern California. In 1934, Ahn enrolled at the University of Southern California, but dropped out after receiving his first credited film roles in *The General Died at Dawn* and *Stowaway* in 1936. He continued to work in film and television until 1977, receiving 270 acting credits over the course of his career. Though Ahn did land lead roles in films such as *Daughter of Shanghai* (1937), he was largely relegated to supporting roles due to institutional racism. In addition to acting, Ahn opened an upscale Chinese restaurant in Panorama City in 1955, Phil Ahn's Moongate, which was in operation until 1990. He also remained

active in the Korean American community, as well as in local politics. Ahn resided at the subject property between 1952 through 1958, although he owned the property until his death in 1978. Ahn was posthumously honored with a star on the Hollywood Walk of Fame in 1984.

Kurt Cobain was born in Aberdeen, Washington, in 1967. Cobain and Krist Novoselic formed the grunge rock band Nirvana in 1987 and released their first single the following year. After some initial success, their 1991 album *Nevermind* propelled them to fame and became a landmark alternative rock record. In 1992, Cobain married fellow musician Courtney Love, the lead singer of the band Hole. Initially residing in the Fairfax District, they relocated to the subject property later that year. During their time at the subject property, Cobain began writing Nirvana's *In Utero* album that would go on to become critically acclaimed, and Love gave birth to the couple's daughter, Frances Bean Cobain. Cobain and Love relocated from the subject property to Seattle, Washington by the end of 1993. Cobain committed suicide in 1994, at the age of 27. In 2014, he was posthumously inducted into the Rock and Roll Hall of Fame for his role in Nirvana alongside his fellow bandmates.

The subject property appears to have experienced only a few alterations including the enclosure of the front porch and the enlargement of two windows on the east-facing elevation in the 1950s; and the replacement of wood floors with tiles and addition of ceiling tiles on the basement level at unknown dates.

SurveyLA, the citywide historic resources survey, identified the subject property as eligible for listing under the national, state, and local designation programs as an excellent and rare example of a Craftsman home with Japanese influences and as a unique hillside example of streetcar residential development in Hollywood associated with the original 1920s Alta Loma development. The subject property was also identified in SurveyLA's Korean Americans in Los Angeles, 1905-1980 historic context statement as significant for its association with Korean American actor Philip Ahn.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

FINDINGS

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.

BACKGROUND

On November 5, 2021, the Director of Planning determined that the application for the proposed designation of the subject property as Historic-Cultural Monument was complete. The original 30-day expiration date of December 5, 2021, per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020, Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020, Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.* The time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Philip Ahn/Kurt Cobain Residence			Former residence of notable person(s)
Other Associated Names:			
Street Address: 6881 Alta Loma Terrace		Zip: 90068	Council District: 4
Range of Addresses on Property: 6877-6881 Alta Loma Terrace		Community Name: Hollywood	
Assessor Parcel Number: 5549027023	Tract: TR 3653	Block: None	Lot: 19 & 21
Identification cont'd: Also includes APN 5549027021			
Proposed Monument Property Type: ● Building	○ Structure	○ Object	○ Site/Open Space ○ Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1921 ● Factual ○ Estimated	Threatened? Private Development
Architect/Designer: Daniel C. Messinger	Contractor:
Original Use: Residential	Present Use: Vacant/Residential
Is the Proposed Monument on its Original Site? ● Yes ○ No (explain in section 7) ○ Unknown (explain in section 7)	

3. STYLE & MATERIALS

Architectural Style: Craftsman, Japanese		Stories: 3	Plan Shape: Square

FEATURE	*PRIMARY*	*SECONDARY*
CONSTRUCTION	Type: Wood	Type: Select
CLADDING	Material: Wood board and batten	Material: Select
ROOF	Type: Combination	Type: Select
	Material: Composition shingle	Material: Select
WINDOWS	Type: Double-hung	Type: Fixed
	Material: Wood	Material: Wood
ENTRY	Style: Corner	Style: Select
DOOR	Type: Paneled, unglazed	Type: Select

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.

1921	Construction of house
circa 1956	Porch enclosure and enlarge two windows (no permit available)
1956	Grading

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

☐ Listed in the National Register of Historic Places	
☐ Listed in the California Register of Historical Resources	
☐ Formally determined eligible for the National and/or California Registers	
☐ Located in an Historic Preservation Overlay Zone (HPOZ)	○ Contributing feature ○ Non-contributing feature
☑ Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s): SurveyLA
Other historical or cultural resource designations:	

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

☑	1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
☑	2. Is associated with the lives of historic personages important to national, state, city, or local history.
☑	3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

7. WRITTEN STATEMENTS

This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.

A. Proposed Monument Description - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

B. Statement of Significance - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

8. CONTACT INFORMATION

Applicant

Name: Adrian Scott Fine	Company: Los Angeles Conservancy	
Street Address: 523 West 6th Street, Suite 826	City: Los Angeles	State: CA
Zip: 90014	Phone Number: 213-623-2489	Email: afine@laconservancy

Property Owner Is the owner in support of the nomination? ○ Yes ○ No ● Unknown

Name:	Company:	
Street Address:	City:	State:
Zip:	Phone Number:	Email:

Nomination Preparer/Applicant's Representative

Name: Jenna Snow and Kathryn McGee	Company:	
Street Address: 14900 Magnolia Blvd., P.O. Box 5201	City: Sherman Oaks	State: CA
Zip: 91413	Phone Number: 323-317-3297	Email: jenna@preservingbuildings.com

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

APPLICATION CHECKLIST

1. ☑ Nomination Form
2. ☑ Written Statements A and B
3. ☑ Bibliography
4. ☑ Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digitial copy of the main photo to: planning.ohr@lacity.org)
5. ☑ Copies of Primary/Secondary Documentation
6. ☑ Copies of Building Permits for Major Alterations (include first construction permits)
7. ☑ Additional, Contemporary Photos
8. ☑ Historical Photos
9. ☑ Zimas Parcel Report for all Nominated Parcels (including map)

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.	
☑	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
☑	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
☑	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Adrian Scott Fine	10-22-2021	Adrian Scott Fine
Name:	Date:	Signature:

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources
Department of City Planning
221 N. Figueroa St., Ste. 1350
Los Angeles, CA 90012

Phone: 213-874-3679
Website: preservation.lacity.org

7. WRITTEN STATEMENTS

A. Proposed Monument Description

The following description is based on visibility from the public right-of-way as well as photographs included in a recent real estate listing (Attachment 2). The interior is not accessible.

Site

The Philip Ahn/Kurt Cobain Residence, located at 6877-6881 Alta Loma Terrace in Hollywood on a walk street, is not accessible to vehicular traffic. The High Tower, a short distance from the property, provides elevator access from the associated garage on High Tower Drive, five flights below. Alta Loma Terrace follows a ridge above the Hollywood Bowl to the north,[1] sloping down from west to east while the property drops off considerably to the north.

The one residential building is a single-family home that encompasses nearly the entire parcel on which it sits while the parcel to the east is undeveloped and serves as a side yard to the house. The residence is placed close to the walk street with only a shallow setback. A tall, solid wood wall extends from the residence to the west and includes a solid gate. Tall bamboo is planted within the setback along the east side of the house. A fence runs along the side yard to the east. A low, rubble stone wall separates the house from the side yard, which is planted with a handful of mature trees that are overgrown and not recently pruned. A contemporary chain-link fence nearly bisects the property along the north while a tall, wood fence separates the property to the adjacent one to the west. A stone walkway/staircase runs along the fence and the west elevation of the house. A brick fireplace is located downhill to the north of the residence.

Exterior

The Philip Ahn/Kurt Cobain Residence is designed in a Craftsman style with Japanese influences visible in the slightly flared corners of the roof eaves, rafter tails stamped with gold, floral design, and horizontal arrangement of lights within the windows. The residence is two stories with a partial basement along the north elevation. The side gable on hip roof has widely overhanging eaves and visible rafter tails that extend beyond the roofline and curve upward. The residence is finished in wood board-and-batten siding, arranged horizontally on the basement and first floor and vertically on the top floor. Fenestration consists of double hung wood sash with the upper sash taller than the lower sash.

The primary elevation faces south toward Alta Loma Terrace and is three bays wide. The primary entrance is located in the east bay. Due to the slope of the site, the entrance is accessed by a short flight of wood stairs set against the building. The stairs have a simple wood railing with unadorned wood newel posts at the bottom and vertical slats. The primary entrance consists of two, contemporary wood panels, which are currently protected by plywood. The center bay on the first floor contains a trio of windows. The west bay at the first floor steps out from the plane of the elevation and is topped by a shed roof. Windows are arranged on the three visible sides of the bay with small windows facing east and west and a wider window facing south. On the top floor, a pair of windows is located in the east bay, two small single windows are in the center bay, and a single window is in the west bay.

[1] Alta Loma Terrace generally runs northwest to southeast. For ease of description, it is assumed it runs east-west.

The east elevation is also three bays wide. Entrance to the basement is located in the center bay and consists of a single, panel door. Two windows flank the entrance to the south, one of which is boarded up with plywood and the other protected by contemporary metal security bars. A door hidden by board and batten siding at the south side of the elevation likely accesses a storage shed. A large, fixed window is located in the north bay. The window is divided vertically into equal thirds, while each of the vertical divisions has horizontal muntins, dividing the center section in half and outer sections into unequal thirds. A terrace extends from the north bay, wrapping around to the north elevation. On the first floor of the east elevation, two, large, fixed, wood sash windows are located in the north and south elevations. Like the large, fixed window on the ground floor, these windows are also divided equally vertically, although into five sections. Horizontal divisions alternate between dividing vertical sections into halves and unequal thirds.

The north elevation is two bays wide. On the basement level, a pair of windows is located in the east bay while a glass door with two fixed sidelights is located in the west bay. On the first floor, two pairs of doors with glass lights lead out onto a shallow balcony. The balcony has a wood floor and wood railing with horizontal slats, broken up in places by short vertical pieces.

The shallow balcony and railing on the first floor wrap around the north elevation to the west elevation. The west elevation is three bays wide. At the first floor, a trio of small windows is located in the north bay. A secondary entrance is located in the center bay flanked by a single small window to the north. A short flight of wood steps leads to the secondary entrance. A pair of windows is located in the south bay. On the top floor, two windows are located in the center bay, one of which is a small, fixed window, while a single window is located in the south bay.

Interior

The one available image of the basement reveals a relatively large living area at the northeast side of the building. Floor finishes consist of contemporary tiles while ceiling tiles are placed atop of earlier finishes.

The interior is dominated by a double height living room that runs the length of the north elevation. The living room is centered on a fireplace in the north wall flanked on either side by pairs of doors that open onto the balcony, while built-in bookcases line the west wall. A half-turn stair in the southwest corner is a central feature, running east-west, with a distinctive geometric railing and a large bottom step that is curved at the edges. At the second floor, a balcony with the same geometric motif as the stair extends across the south side of the living room. Finishes in the living room include paneling along the walls and ceiling. An Asian-inspired light fixture that once hung from the ceiling is currently sitting on the floor. Floors are wood. A cased opening in the south wall of the living room leads to the dining room. A passage along the east side of the building leads from the living room to the front door and exhibits a stone panel of a dragon.

On the top floor, two bedrooms are accessed from the balcony hallway. A bathroom between is accessed from both bedrooms. The southeast bedroom has a large closet with built-in cabinets.

Alterations

The Philip Ahn/Kurt Cobain Residence was constructed in 1921. In addition to the original building permit, only one other permit for the property could be located, which was for grading in 1956.[2] The house appears to retain a high degree of integrity and has sustained few alterations over time. Historic photographs show that in the mid- to late-1950s the front porch at the southeast corner was infilled, becoming an interior space, and two other windows along the east elevation were enlarged.[3] As described more fully below, these alterations, which were completed by notable tenant Philip Ahn, have taken on significance over time.

[2] City of Los Angeles, Department of Building and Safety, "Application to Alter, Repair, Demolish," Permit #47006, June 29, 1956.

[3] Numerous historic photographs in the collection of Philip Ahn Cuddy were reviewed for preparation of this nomination but were not permitted to be included.

B. Statement of Significance

6877-6881 Alta Loma Terrace is significant under criterion 2 for its association with one of its most notable tenants, Philip Ahn, who lived at the house in between around 1952 through 1958. Philip Ahn was a Korean American actor and leader in the Korean American community. The residence is also significant under criterion 2 for its association with grunge rock musician and Nirvana front man Kurt Cobain, who lived at the property around 1992-1993. In addition to its notable tenants, the residence is significant under criterion 1 as one of the oldest houses in what is now known as the High Tower neighborhood in the Hollywood Heights area of Los Angeles. With its distinctive and unique configuration on walk streets, the High Tower neighborhood spans two ridges and is accessed by an elevator. Located on a ridge overlooking the Hollywood Bowl, 6877-6881 Alta Loma Terrace was occupied in the 1920s by the developer of the High Tower, Fred S. Gallagher. Finally, 6877-6881 Alta Loma Terrace is significant under criterion 3 for its unique architectural design in a Craftsman style with Japanese influences.

The period of significance for the property extends from 1921, when the residence was constructed, through 1993, when Kurt Cobain resided at the property.

Property History

The Philip Ahn/Kurt Cobain Residence at 6877-6881 was constructed in 1921, designed by D. C. Messinger. The original building permit was issued to Miss. R. Marguerite Mansfield for a five-room dwelling, 35-feet by 35-feet, for one family to be built at a cost of $3,500. In 1926, the house was advertised with the following description:

> For sale, on top of hill…No other view in the world like it. No traffic, no dust. Wonderful air. So quiet, so private, yet only 10 minutes walk from Hollywood Blvd. and Highland Ave. Unusually attractive 7-room house, very large studio living room with balcony and large fireplace. Three bedrooms, two very large. Two bath. Window drapes throughout included…Near Hollywood Bowl. Price $14,000.[4]

This description of the house aligns with how the house appears today.[5]

At the time the original building permit was issued, R. Marguerite Mansfield was living nearby at 2115 Highland Avenue though relatively little else is known about her life. One article provides that she was born in Los Angeles around 1892 and "at one time had a school of dramatic art in Chicago."[6] The same article describes her as "casting director of the Roy H. Klumb Productions."[7]

[4] "Classified Ad," *Los Angeles Times*, February 21, 1926, 107.

[5] The Los Angeles County Assessor notes that a substantial addition was completed around 1928. No permit could be identified for this addition. As the house appears similar to historic photos from the 1920s, it can be inferred that it was constructed with two stories and a partial basement.

[6] "Movie Critic Mentions Miss Marguerite Mansfield," *Journal Gazette* (Mattoon, Il), May 24, 1922, 4.

The column goes on to mention that "Miss Mansfield is known to quite a number of Mattoon people." A small town in rural Illinois, it is unclear how R. Marguerite Mansfield could be known to residents of Mattoon.

[7] "In Filmland," *The San Francisco Examiner*, May 24, 1922, 19.

Located at 5107 Hollywood Boulevard, Roy H. Klumb Productions made "Daddy's Love" (1922) and "Lucky Thing" (never released). By 1923, Roy H. Klumb Productions went "on the financial rocks." (E.J. Fleming, *The Movieland Directory*, (Jeffferson, N.C.: McFarland & Company, Inc., 2004), 206; "Pulse of the Studios," *Camera*, June 19, 1920, 11; "Missing Murder Case Witness," *Los Angeles Evening Post-Record*, July 21, 1923, 1-2.)

By 1930, she was working as a governess to James E. Green's 5-year old daughter Darleen Green on Beachwood Drive.[8]

Daniel C. Messinger

Daniel C. Messinger (1875-1961)[9] was born in Nebraska and moved to Los Angeles by way of Arizona, where he worked as a farmer.[10] The 1910 U.S. Census shows Daniel Messinger working as a "house contractor."[11] The first published notice of his work was for a house at 765 Irolo Street in 1911 (not extant).[12] Starting in 1912, he advertised regularly in local newspapers, specifically for houses he designed. In 1912, an advertisement read, "Better Bungalows Built for Less. Money furnished. Nifty up-to-date plans. See me TODAY."[13] As time went on, his advertisements became increasingly wordy. A 1919 advertisement read, "When Noah built the ark labor was scarcer than at present, but he was successful because his plans and specifications were properly drawn. You can be equally as successful by using my plans…"[14] Advertisements became newspaper columns, and in 1924, he had a semi-regular column in the *Hollywood Daily Citizen.*[15]

Throughout his career, Daniel Messinger was referred to variously as a contractor, builder, architectural designer, and architect though he does not appear to have been a licensed architect. He worked with other builders, supplying them with designs, as well as individualized designs, such as two "Spanish style bungalows" he prepared for G.W. Harrocks and D.H. Harrocks in Hollywood (1919, 1722 Courtney Ave and 1726 Courtney Ave, extant).[16] The profession of architecture was still in its adolescence throughout the U.S. and especially in Los Angeles in the beginning of the twentieth century. There were few architecture schools throughout the country and correspondingly few trained architects. Trained architects tended to design high style buildings for wealthy clientele. More common were builders or contractors, such as Daniel Messinger, who often adapted house designs from popular pattern books.

Daniel Messinger maintained an office at 6526 Hollywood Boulevard, at the corner of Hudson Avenue. While U.S. Census records indicate he continued to work as a building contractor through 1940, he is mentioned in newspaper articles and his own advertisements only in the 1920s.

<u>High Tower Neighborhood</u>

A 1922 advertisement proclaimed:

> How often have you said, 'I would love to live up on the hills overlooking Hollywood and Los Angeles if it were not for that long, tiresome climb' …your desire…can now be realized…An automatic electric passenger elevator will be

[8] 1930 United States Federal Census, Los Angeles, Los Angeles, California, Page: 12B, Enumeration District: 0071.

[9] State of California, *California Death Index, 1940-1997*, (Sacramento, CA: State of California Department of Health Services, Center for Health Statistics).

[10] *1900 United States Federal Census, Township 3, Maricopa, Arizona Territory*, Page: *3*, Enumeration District: *0026*.

[11] *1910 United States Federal Census, Los Angeles Assembly District 70, Los Angeles, California*, Roll: *T624_81*, Page: *3A*, Enumeration District: *0253*.

[12] "Building Permits," *Los Angeles Express*, August 25, 1911.

[13] "Classified Ad," *Los Angeles Times*, September 19, 1912, 11.

[14] "Classified Ad," *Los Angeles Times*, September 7, 1919, 65.

[15] See for example, D.C. Messinger, "1924 to be Big Era for Building," *Hollywood Daily Citizen*, February 2, 1924, 10.

[16] "Spanish Bungalow," *Los Angeles Times*, November 30, 1919, 11.

> installed without cost to the property owners, and will take you quietly to the level on which your house is located.[17]

6877-6881 Alta Loma Drive is one of approximately 40 parcels in what is now known as the High Tower neighborhood.[18] The property is located in Tract #3653, which was subdivided in 1920 by William S. Henderson of Salt Lake City (see Map 3). The tract is located immediately adjacent to the Hollywood-Highland Avenue Tract, which was subdivided by Fred S. Gallagher and his partners.[19] Both tracts are not accessible to vehicles and are reached only by walk streets. To make the steep climb up several flights of stairs easier, Fred Gallagher conceived of the idea of an elevator to the top of the hill. The High Tower, located at the terminus of High Tower Drive, is flanked by 23 garages, owned by residents of the houses above, with additional garages located at the base of Broadview Terrace at La Presa Drive and Alta Loma Terrace near Highland Avenue. Ownership of the garage for the Philip Ahn Residence has stayed with that of the house. David Gebhard and Robert Winter describe the High Tower as a "bit of whimsey, a small-scale version of the extravagances at Bologna."[20] Opened in April 1922[21] and designed by Carl Kay, the High Tower is designed to appear like an Italian campanile, or bell tower. Access to the elevator is limited to those who have a key, which was originally given to twenty "members."[22] It is interesting to note that the Hollywood Bowl, located immediately adjacent on the north side of the ridge, was officially opened on July 11, 1922, contemporaneous with the High Tower.

Born in 1878 in Canada, Fred S. Gallagher, developer of the High Tower and Hollywood-Highland Avenue Tract, immigrated to the United States in 1900, becoming a citizen in 1917.[23] He married Myrtle Johnston in 1902 in Chicago, Il. and the couple had five children. By 1913, he had moved his family to Los Angeles, where he worked at Platt music company and lived nearby his future development at 2060 Highland Avenue. In 1919, he opened his own music store with "a full line of pianos and talking machines at 627 South Broadway."[24] Fred Gallagher also took advantage of the population boom of the early 1920s in Hollywood to try his hand in real estate development. Along with his partners, Edward S. Field and O.L. Bishop, Fred Gallagher installed "paved streets, cement sidewalks, sewers, gas, and electricity, as well as street lights, and a number of ornamental features"[25] in the High Tower neighborhood.

Fred Gallagher was one of the earliest tenants of the property. A 1923 advertisement noted, "Fred S. Gallagher to Build New Home in Morning Glory Tract."[26] Building permits show that this house was located across the walk street from 6877-6881 Alta Loma Terrace at 6884 Alta Loma Terrace.[27]

[17] "Display Ad," *Hollywood Daily Citizen*, March 31, 1922, 5.

[18] Of those 40 parcels, 29 are developed.

[19] It is possible that the Hollywood Highland Avenue Tract, along with Tract #3653, was unofficially known as the Morning Glory Terraces tract.

[20] David Gebhard and Robert Winter, *Los Angeles: An Architectural Guide*, (Layton, UT: Gibbs Smith, Publisher, 1994), 149.

[21] "Automatic Elevator to Serve New Tract," *Los Angeles Times*, April 9, 1922, 96.

[22] "Permits Issued," *Los Angeles Times*, July 13, 1929, 16.

[23] Fred Spencer Gallagher, U.S., Naturalization Records, 1840-1957, National Archives and Records Administration (NARA); Washington, D.C.; Naturalization Records in the Superior Court of Los Angeles, California, 1876-1915; Microfilm Roll: 14; Microfilm Serial: M1614.

[24] "Fred S. Gallagher in Business for Himself," *Los Angeles Evening Express*, December 1, 1919, 6.

[25] "Automatic Elevator to Serve New Tract," *Los Angeles Times,* April 9, 1922, 96.

[26] "Fred S. Gallagher to Build New Home in Morning Glory Tract," *Hollywood News*, October 13, 1923, 6.

[27] Construction initially started in 1921, with a second permit issued in 1924. Assessor records indicate the house was completed in 1925.

Only a few years later, Fred S. Gallagher purchased the subject property and resided there with his family until around 1930. It is possible Fred Gallagher lost most of his assets during the stock market crash in 1929. The 1930 U.S. Census shows Fred Gallagher renting an apartment in the Fernwood Apartments, at 5600 Fernwood Avenue.

Craftsman Style

The Philip Ahn/Kurt Cobain Residence is a unique and rare example of a Craftsman style house with Japanese influences. The Craftsman style was the most popular architectural style in southern California in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts movement that originated in England in the 1850s in reaction to industrialization and later to the ornate and eclectic decorative and architectural styles of the Victorian era. The father of the movement, designer William Morris, espoused a return to the supposed simplicity of pre-industrial times when handicrafts displayed personal involvement in the products of a laborer's work. He believed that all the details of a home or workplace should be designed as a whole, with the style and materials of the furniture and ornamental details in perfect harmony with those of the building.

This nostalgia for a pre-industrial past resonated with many Americans who were experiencing a transition to a more urban, technologically oriented age. Architects and designers from various places across the United States created their own stylistic interpretations appropriate to the local geography and used natural materials specific to the region. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

The Craftsman style was inspired primarily by California brothers Charles Sumner Greene and Henry Mather Greene who practiced in Pasadena, California from 1893 to 1914.[28] The Greenes were influenced by the English Arts and Crafts Movement, Asian wooden architecture, and their early training in manual arts. Their interest in Asian-inspired architecture was heightened after they saw examples of Japanese architecture at the Chicago World's Fair. They also reportedly used Japanese carpenters in many of houses they designed and constructed.[29] After their work was featured in a number of magazines, including *Ladies' Home Journal*, demand for the style rapidly spread across the country.[30] Soon pattern books became available and small, one-story Craftsman bungalows became the most popular style in the country for smaller homes.

Character-defining features of Craftsman style identified in SurveyLA include:[31]

- Broad front entry porches of half for full-width, with square or battered columns, sometimes second-story sleeping porches

[28] Virginia and Lee McAlester, *A Field Guide to American Architecture,* (New York: Knopf, 1984), 54.
[29] Lester Walker, *American Shelter: An Illustrated Encyclopedia of the American House*, (Woodstock, NY: The Overlook Press, 1981), 181.
[30] McAlester and McAlester, 54.
[31] Teresa Grimes, *Los Angeles Citywide Historic Context Statement; Context: Architecture and Engineering; Theme: Arts and Crafts Movement, 1895-1930*, prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources, June 2015, 20.

- Broad, overhanging eaves with exposed structural members such as rafter tails, knee braces, and king posts
- Building forms that respond to the site
- Typically double-hung windows or casement windows situated in groups
- Extensive use of natural materials for columns, chimneys, retailing walls, and landscape features
- May have been designed by a prominent architect of the period
- One or two stories in height
- Shingled exteriors, occasionally clapboard or stucco

Built into the hillside, the Philip Ahn/Kurt Cobain Residence expresses the Craftsman style through its distinctive roof with wide, flared eaves and exposed structural members; wood clapboard siding; two-story height; double-hung windows; and porch running the full length of the rear (north) elevation, overlooking the Hollywood Bowl, which was under construction at the same time as the house. The distinctive building forms respond to the site, as the square plan, roof configured as a side gable on hip, and flared eaves give the house the appearance of a pagoda on the ridge of the hill (see Historic Photos 1-4).

Philip Ahn

Legendary Hollywood film and television actor and Korean American community leader Philip Ahn resided at the house between circa 1952 and 1958,[32] although he owned the property until his death in 1978.[33] Born in 1905, Philip Ahn was the eldest child of Ahn Chang Ho and Helen (Yi Hye Ryon) Ahn and was one of the first Korean Americans born in the U.S.

Philip Ahn's life and legacy is closely tied to that of his father. Called "Dosan," by his followers, Ahn Chang Ho was a leading figure in the movement for Korean independence from Japanese colonial rule, as well as a pioneer of the first wave of Korean immigrants to the United States.[34] Ahn Chang Ho and his new bride Helen Ahn immigrated to the U.S. in 1902, first arriving in San Francisco. The family eventually settled in Los Angeles in 1914, initially living at a house at 106 North Figueroa Street,[35] later moving to 954 West 37th Street in the mid-1930s.[36] While the family, which grew to five children including Philip, remained in Los Angeles, Ahn Chang Ho made frequent visits to Korea, as well as Russia and China among other countries, in support of the Korean independence movement. In 1919, he traveled to China to establish a provisional government in Shanghai and was appointed interim prime minister and minister of labor for the exiled Korean Provisional Government. He was arrested by the Japanese in 1932 and died in Korea from illness stemming

[32] Personal interview with Ralph Ahn, July 21, 2021; Jimmie Fidler, "Views of Hollywood," *The Valley Times*, September 2, 1955, 4; "Farewell Fete Hosted," *The Valley Times*, July 20, 1957, 6. .

[33] County of Los Angeles, Deed Books, Document 78-1446166, recorded December 29, 1978.

[34] Hye Seung Chung, *Hollywood Asian: Philip Ahn and the Politics of Cross-Ethnic Performance*, (Philadelphia: Temple University Press, 2006), 5.

[35] 1920 United States Federal Census, Los Angeles Assembly District 64, Los Angeles, California, Roll: T625_108, Page: 14B, Enumeration District: 215.

[36] This house is now located on the campus of the University of Southern California and is the headquarters of USC's Korean Studies Institute. It has been identified as eligible for listing in the National and California Registers.

The original name of the street changed from West 40th Street (1907-circa 1921) to West 37th Street (circa 1922-1950), to Bloom Walk (1984).

from torture and imprisonment in 1939.[37]

With his father out of the country for much of his life, Philip Ahn, as the oldest child, became the patriarch of the family. From the age of nine, when he sold newspapers, he held a variety of jobs to help support his family. Between the time he graduated from Los Angeles Polytechnic High School in 1923 and when he matriculated to the University of Southern California in 1934, he worked in jobs such as dishwashing, cleaning, truck driving, and delivering vegetables. The 1930 U.S. Census notes that Philip Ahn owned a fruit store[38] at the Tower Grocery Market.[39]

Philip Ahn became a leader in the Korean American community in his own right. As a U.S. citizen, he was able to assist the Hung Sa Dahn, also known as Young Korean Academy, to lease land in Colusa County in northern California for an agricultural venture in 1926.[40] He also spent two years working in these rice fields.[41] As described by Philip's younger brother, Ralph Ahn, his community involvement focused on second-generation Korean Americans. In the 1920s, he organized the first Korean American youth group (Ip'al or Two-Eight Club) where he gave members ballroom dancing lessons and arranged for other educational activities based on his father's teaching philosophy.[42]

His leadership in the Korean American community continued throughout his life. In her book *Hollywood Asian: Philip Ahn and the Politics of Cross-Ethnic Performance*, Hye Seung Chung documents:

> many of the Koreans coming from Korea in the 1960s and early 1970s came to Philip and his mother for advice and assistance…Korean businessmen and politicians came to Philip's home for support and introductions. American politicians sought Philip's fame to enhance their campaigns and raise funds. American businessmen sought his endorsements of their products and contacts in Korea.[43]

As an example of his close involvement Korean American affairs, Philip Ahn met the president of South Korea, Park Chung Hee, when he arrived in Los Angeles in 1965. Philip Ahn was also involved with local politics. In 1962, he was appointed honorary mayor of Panorama City, a post he held until his death, and presided over numerous Chamber of Commerce and other civic events (see Historic Photos 5 and 7).[44] He was instrumental in bringing the Korean Bell of Friendship to San Pedro as well as establishing the Do San Memorial Park in Seoul, Korea.[45]

[37] Chung, 6.

[38] 1930 United States Federal Census, Los Angeles, Los Angeles, California, Page: 22B, Enumeration District: 0406.

[39] Chung, 6.

[40] The California Alien Land Law of 1913 prohibited "aliens ineligible for citizenship" from owning agricultural land or possessing long-term leases over it.

[41] Lois Atkins, "Philp Ahn Leads Busy Life While Attending School," *The Daily Trojan*, May 16, 1935.

[42] Chung, 6 and 193.

[43] As quoted in Chung, 24.

[44] "Panorama City to Install Philip Ahn as 'Hizzoner,'" *The Valley News*, May 4, 1962, 33. For events Philip Ahn presided over, see for example, "Panorama C. of C. Day Rites Set," *Hollywood Citizen-News*, April 23, 1964, 4; "Photo standalone," *Valley Times*, May 23, 1964; "New Chamber Leader Lists His Projects," *Los Angeles Times*, December 4, 1962, 2; "Rotary Plans Breakfast and Program," *Los Angeles Times*, November 10, 1966, 189; "Red Carpet Out for visitors," *Valley News*, January 20, 1967, 28; "Panorama City CC Installs Stan Livingston President," *Valley News*, January 31, 1974, 6.

[45] "Philip Ahn Papers Finding Aid," University of Southern California East Asian Library, https://archives.usc.edu/repositories/6/resources/1496.

Philip Ahn's acting career began in 1936. Several years earlier, as Philip Ahn related in a 1967 *Los Angeles Times* article, he drove his high school friend, Chinese American actor Anna May Wong,[46] to the studio in her car since she had not learned how to drive. She was working on *The Thief of Bagdad* (1924), a film with Douglas Fairbanks. According to the later account, Fairbanks saw Ahn waiting in the car and insisted he do a screen test. In the aforementioned newspaper article, Ahn remembers, "I'll never forget that day…Still wearing my make-up, I proudly came home to tell mother the great news. 'No son of mine is going to get mixed up with those awful people,' she shouted. I wasn't allowed out the house for the next three days."[47] Philip Ahn went on to have 270 acting credits, working steadily from the late 1930s, appearing in several films, and later, television shows, each year. During this period, he played primarily supporting roles in highly successful films, including "The General Died at Dawn" (1936), "The Big Hangover" (1953), "The Left Hand of God" (1955) and "Battle Hymn" (1957).

The Motion Picture Production Code of 1930 prohibited miscegenation between White and Black characters, though in practice, this also applied to other ethnic minorities.[48] Given the limits on presenting interracial couples in movies, Ahn landed his first leading role in 1937 opposite his childhood friend Anna May Wong in "Daughter of Shanghai."[49] The pair would reunite in "King of Chinatown" in 1939. Through his acting roles, Ahn became a very recognizable figure. Many of the film production studios used his image on their promotional movie posters. Philip Ahn also appeared in television shows, most notably co-starring as Master Kan on the show *Kung Fu* from 1972-1975.

Philip Ahn's relegation primarily to supporting roles is illustrative of the film industry's long history of institutional racism. One manifestation of that racism includes casting Caucasian actors in lead roles in "yellowface" to portray characters of Asian ancestry, a tradition dating to early forms of minstrelsy when Caucasian actors would change their skin tone and appearance through makeup, prosthetics, or costumery to appear Asian. In many instances, these yellowface characters reinforced negative stereotypes of Asians. For example, Peter Lorre was cast as the lead in the 1937 film, "Think Fast, Mr. Moto," one of Philip Ahn's early films. The converse was never true; actors of Asian ancestry, including Philip Ahn, were never cast in non-Asian roles. Toward the end of his life, in 1976, Philip Ahn was part of a protest of over 100 Asian American actors. As quoted in the *Los Angeles Times*, he commented that "An Irishman can play an Italian or a Frenchman can play an American…Suddenly…after working 40 years in the industry, I find I am only allowed to play Korean (roles)."[50]

Philip Ahn portrayed Asians of many ethnicities. Early in his career, in the late 1930s and 1940s, leading up to and during World War II, he was cast in multiple propaganda films that vilified the Japanese. As described, somewhat exaggeratedly, in an article appearing in *Hollywood Studio Magazine* in 1970, "During World War II, Philip Ahn was cast in dozens of propaganda films that stirred up

[46] Ahn has often been romantically linked to Anna May Wong. According to his family, the two actors were life-long friends but never romantic partners.

[47] Paul Henniger, "Philip Ahn – Really Not Such a Bad Guy," *Los Angeles Times*, January 13, 1967, Part IV, 13.

[48] See Ella Shohat, "Gender and Culture of Empire: Toward a Feminist Ethnography of the Cinema," in Matthew Bernstein and Gaylyn Studlar, eds., *Visions of the East: Orientalism in Film* (New Brunswick, N.J.: Rutgers UP, 1997), 45.

[49] Chung, Hye Seung. "Portrait of a Patriot's Son: Philip Ahn and Korean Diasporic Identities in Hollywood." *Cinema Journal* 45, no. 2 (2006): 43–67. http://www.jstor.org/stable/3877762.

[50] "Actors Protest Asian Typecast," *Los Angeles Times*, October 30, 1976, B1.

hate for the Japanese. The roles he played were usually Japanese soldiers who tortured American flyers and soldiers for information."[51] These films included "They Met in Bombay" (1941), "A Yank on the Burma Road" (1942), "Submarine Raider" (1942), "Behind the Rising Sun" (1943), "The Story of Dr. Wassell" (1944), "Betrayal from the East" (1945), and "Back to Bataan" (1945). According to Chung, in *Hollywood Asian*, Philip Ahn considered his roles as Japanese enemies as carrying on his father's legacy. Chung notes that "Hollywood offered Philip Ahn an imaginary national space where he could carry on his father's legacy by participating in anti-Japanese propaganda."[52] However, it is likely Philip Ahn's screen roles, described by Chung as primarily Japanese villains or Chinese educators, are more likely connected with hiring practices and institutional racism in the film industry.

Philip Ahn owned and lived at 6879-6881 Alta Loma Terrace at the height of his career between circa 1952 and 1958 (see Historic Photo 6 for Ahn's studio portrait from this period). When asked why Philip Ahn would want to live in a location that was difficult to access, his brother, Ralph Ahn, recalled that he liked the "Oriental motif" of the house.[53] Philip Ahn made several alterations to the house during his tenure, including infill of the porch and enlargement of windows in the east elevation. These alterations, specifically the addition of large windows divided into vertical sections that have a ladder-like effect, heighten the Asian influence of the design and have taken on significance over time.

Philip Ahn enjoyed entertaining at his Alta Loma Terrace house. In addition to a large wedding reception for his brother Philson in 1952, he also had smaller dinner parties. One dinner party attended by his brother Ralph included an aspiring actress from Hong Kong, along with others who worked in the film industry. Ahn was friends with his Alta Loma Terrace neighbor, Los Angeles mayor Fletcher Bowron, who would come over on occasion for drinks.[54]

Despite her initial protestations on his choice of career, Philip Ahn lived most of his life with his mother. In the 1940s, his acting career allowed him to purchase a house at 3250 Country Club Drive, later buying a house for his mother and sister, Soorah, on Victoria Avenue in Wellington Square. Soon after Soorah Ahn married writer Ray Buffum in 1957, the house on Victoria Avenue was taken by eminent domain for construction of the Santa Monica Freeway. Not wanting his mother to live alone, Philip Ahn moved with her to 8634 Encino Avenue in Northridge. Based on visual inspection and available building permits, both the house at 3250 Country Club Drive as well as the house 8634 Encino Avenue have been substantially altered since Philip Ahn lived in them.

In 1955, Philip Ahn opened Phil Ahn's Moongate restaurant in Panorama City with his sisters Susan Ahn Cuddy and Soorah (Sarah) Ahn (see Historic Photos 8-9). As a testament to his fame, the restaurant capitalized on his name recognition by including it in the name of the restaurant. A family-owned and operated business, the Chinese restaurant was located at 8632 Van Nuys Boulevard in Panorama City.[55] Designed by the noted architectural firm Armet & Davis, the

[51] "Philip Ahn's Frustrated Success," *Hollywood Studio Magazine*, January 1970, 8A.
[52] Chung, 28
[53] Personal interview with Ralph Ahn, July 21, 2021.
[54] Personal interview with Ralph Ahn, July 21, 2021.
[55] Although the Moongate restaurant building is still extant, it now houses a Mexican restaurant and has been altered to reflect the change in cuisine.

restaurant building had Asian Eclectic architectural elements, "including a circular moongate feature at the front façade and a neon sign."[56]

Jimmie Fidler wrote of Philip Ahn, the restauranteur, in *The Valley Times*, "He had been doing feature roles in the movies since 1936 – lots of movie roles – but they came sometimes after long intervals of waiting. What to do to build up a bulwark of security? Go into business." [57] In 1967, Philip Ahn darkly joked on a radio show, "They say Hollywood is feast or famine and we thought we would take care of the famine end of it."[58] Patrons would come to the restaurant to see him and get his autograph. The Moongate restaurant became one of the area's most upscale restaurants and was a popular location for celebrations, such as anniversaries and birthdays. It was also a gathering spot for people in the entertainment industry.[59] As related by Joan Dew in 1962 in the *Valley Times*, "Although Phil works regularly as an actor, both in television and motion pictures, he manages to spend a great deal of time personally supervising operations at the Moongate."[60] The Moongate stayed open until 1990.

Philip Ahn was posthumously awarded a star on the Hollywood Walk of Fame in 1984, among the first of only a small number of Asian Americans in history to have received one. An article appearing in the *Los Angeles Times* announcing his star described him as "one of the most famous Asian actors in the history of motion pictures."[61] Not only was Philip Ahn a pioneer in film and television, but he was also a figure of paramount importance in Korean American history.[62]

<u>Kurt Cobain</u>
Legendary rock musicians Kurt Cobain and Courtney Love rented 6877-6881 Alta Loma Terrace for about a year, beginning in late 1992 and ending in 1993 when they moved to East Seattle.[63] Both musicians are known to have begun writing "landmark 1990s albums" during this time.[64]

Kurt Cobain (1967-1994) was born in Washington in 1967. He was a singer, songwriter, guitarist, and the front man for legendary grunge band Nirvana. Cobain married musician Courtney Love, the lead singer of the rock band Hole, in 1992.[65] At the time of their marriage, Cobain and Love lived in an apartment on Spaulding in the Fairfax District in Los Angeles.[66] After the Spaulding apartment

[56] Chung, 37.

[57] Jimmie Fidler, "Views of Hollywood," September 2, 1955, 4.

[58] "Mike Roy's Weekend Cooking Show," KNX, August 26, 1967, posted on *Past Daily: News, History, Music and an Enormous Sound Archive,"* https://pastdaily.com/2020/03/14/l-a-eats-cooks-and-drinks-coffee-chef-mike-roy-and-epicurean-los-angeles-1967-past-daily-pop-chronicles/.

[59] See for example, "Valleyites Entertain," *The Valley Times*, January 16, 1959, 8, which describes a cocktail and dinner party hosted by George Duning, a composer, and Jimmy Wakely, a recording artist, among others.

[60] Joan Dew, "Male Call; Actor Phil Ahn Plants Firm Roots in Valley," *Valley Times Today*, December 8, 1962, 11.

[61] "Philip Ahn to get posthumous star," *Los Angeles Times*, November 15, 1984, part 1, page 2.

[62] Chung, xii-xiii.

[63] Alan Cross, "A Hollywood Hills House Once Owned by Kurt and Courtney is for Sale. But…" *A Journal of Musical Things*, May 20, 2021, https://www.ajournalofmusicalthings.com/a-hollywood-hills-house-once-owned-by-kurt-and-courtney-is-for-sale-but/.

[64] Orlen Peleg, "Kurt Cobain and Courtney Love's One-Time L.A. Abode Just Sold," Los Angeles Magazine, June 2, 2021, https://www.lamag.com/culturefiles/kurt-cobain-house-los-angeles/, accessed June 28, 2021.

[65] "Courtney Love remembers Kurt Cobain on what would have been their 28th wedding anniversary," *USA Today*, February 25, 2020, https://www.usatoday.com/story/entertainment/celebrities/2020/02/25/kurt-cobain-remembered-courtney-love-28th-wedding-anniversary/4874125002/.

[66] Michael Azerrad, "Nirvana: Inside the Heart and Mind of Kurt Cobain," *Rolling Stone*, April 16, 1992, https://www.rollingstone.com/feature/nirvana-inside-the-heart-and-mind-of-kurt-cobain-103770/.

flooded, the couple relocated to 6877-6881 Alta Loma Terrace.[67] It was here that Cobain reportedly began working on "most of Nirvana's final studio album, *In Utero,* in the upstairs closet"[68] while "Love began writing Hole's second studio album, *Live Through This*."[69] Also in 1992 while living at the subject property, Love gave birth to their daughter, Frances Bean Cobain. According to the *Los Angeles Times,* "after one rehab stay in late 1992, [Cobain and Love] moved to a Seattle hotel, leaving L.A. for good." The precise date the couple left the house on Alta Loma Terrace is unknown though another article notes it occurred by late 1993.[70] Cobain died by suicide at age 27 in 1994. By that time, his work with Nirvana had become legendary and he was subsequently "deified because of his people's connection to the music."[71] As noted in a 2004 article in the *Los Angeles Times*, "Cobain's shadow over music remains remarkably large, considering that Nirvana enjoyed only three years in the national spotlight."[72] Cobain was posthumously inducted into the Rock and Roll Hall of Fame in 2014 for his role in Nirvana, alongside fellow bandmates Dave Grohl and Krist Novoselic.[73]

Nirvana was formed in 1987 with Kurt Cobain and Krist Novoselic. In its early years, the band cycled through several different drummers before Dave Grohl joined as the drummer in 1990.[74] The band released its first single in 1988 and rose to fame just a few years later. Alongside the global recession of 1991-1993, Nirvana achieved popularity for its distinctive sound, specifically lyrics of disenfranchisement and angst, bringing the grunge genre to popular attention. The band ironically achieved substantial commercial success despite its anti-corporate messaging.

Nirvana's musical influence was immediately transformative. According to the Rock and Roll Hall of Fame, "Nirvana accidentally kicked off a cultural revolution with 1991's *Nevermind*, an album that brought rock & roll kicking and screaming into the modern world," and in January 1992 the band usurped Michael Jackson's *Dangerous* as the #1 hit album on *Billboard*.[75] Nirvana "for the next two years…led and defined the early nineties alternative-rock uprising"[76] with the album, *Nevermind,* "credited…with commercializing grunge and alternative rock, ushering in a more serious era of hard rock," and "helping to kill off hair metal."[77] The hit single, "Smells Like Teen Spirit," is especially recognized for encouraging the shift in popular music from Hollywood-based heavy metal and glam bands to the grunge rock genre.

While Kurt Cobain lived at the subject property for a relatively short period of time in 1992-1993, it has become an important pilgrimage site for Nirvana fans to visit and post about online, as

[67] Charles E. Cross, "His last L.A. days," *Los Angeles Times,* March 28, 2004: E-45.

[68] Nirvana finished their album, *In Utero*, at a studio in Minnesota (Charles E. Cross, "His last L.A. days," *Los Angeles Times,* March 28, 2004: E-45).

[69] Orlen Peleg, "Kurt Cobain and Courtney Love's One-Time L.A. Abode Just Sold," *Los Angeles Magazine*, June 2, 2021, https://www.lamag.com/culturefiles/kurt-cobain-house-los-angeles/.

[70] Alan Cross, "A Hollywood Hills House Once Owned by Kurt and Courtney is for Sale. But…" *A Journal of Musical Things*, May 20, 2021, https://www.ajournalofmusicalthings.com/a-hollywood-hills-house-once-owned-by-kurt-and-courtney-is-for-sale-but/.

[71] Quote from Krist Novoselic in David Fricke's "Nirvana," Hall of Fame Essay, 2014,

[72] Charles E. Cross, "His last L.A. days," *Los Angeles Times,* March 28, 2004: E-33.

[73] "Nirvana," Rock and Roll Hall of Fame, https://www.rockhall.com/inductees/nirvana.

[74] Nirvana Timeline, official band website, *https://www.nirvana.com.*

[75] David Fricke, "Nirvana," Hall of Fame Essay, 2014, Rock and Roll Hall of Fame, https://www.rockhall.com/inductees/nirvana.

[76] David Fricke, "Nirvana," Hall of Fame Essay, 2014, Rock and Roll Hall of Fame, https://www.rockhall.com/inductees/nirvana.

[77] Tony Sclafani, "Why Nirvana's 'Nevermind' spoke to a generation," *Today*, September 22, 2011.

evidenced by countless YouTube videos depicting visits.[78] Fans often refer to the house as the "In Utero Home" for its association with Cobain's time writing part of the *In Utero* album on the premises in the closet of one of the bedrooms. In recognition of Kurt Cobain's influence on music history, Cobain's childhood home in Aberdeen, Washington was listed in the Washington Heritage Register in June 2021.

[78] Orlen Peleg, "Kurt Cobain and Courtney Love's One-Time L.A. Abode Just Sold," *Los Angeles Magazine*, June 2, 2021, https://www.lamag.com/culturefiles/kurt-cobain-house-los-angeles/.

BIBLIOGRAPHY

1900 United States Federal Census, Township 3, Maricopa, Arizona Territory, Page: 3, Enumeration District: 0026.

1910 United States Federal Census, Los Angeles Assembly District 70, Los Angeles, California, Roll: T624_81, Page: 3A, Enumeration District: 0253.

1920 United States Federal Census, Los Angeles Assembly District 64, Los Angeles, California, Roll: T625_108, Page: 14B, Enumeration District: 215.

1930 United States Federal Census, Los Angeles, Los Angeles, California*,* Page: 12B, Enumeration District: 0071.

1930 United States Federal Census, Los Angeles, Los Angeles, California*,* Page: 22B, Enumeration District: 0406.

"Actors Protest Asian Typecast." *Los Angeles Times*, October 30, 1976, B1.

Ahn, Ralph. Personal communication, July 21, 2021.

Atkins, Lois. "Philp Ahn Leads Busy Life While Attending School." *The Daily Trojan*, May 16, 1935.

"Automatic Elevator to Serve New Tract." *Los Angeles Times*, April 9, 1922, 96.

Azerrad, Michael. "Nirvana: Inside the Heart and Mind of Kurt Cobain." *Rolling Stone*, April 16, 1992, https://www.rollingstone.com/feature/nirvana-inside-the-heart-and-mind-of-kurt-cobain-103770/.

"Building Permits." *Los Angeles Express*, August 25, 1911.

Chung, Hye Seung. *Hollywood Asian: Philip Ahn and the Politics of Cross-Ethnic Performance*. Philadelphia: Temple University Press, 2006.

Chung, Hye Seung. "Portrait of a Patriot's Son: Philip Ahn and Korean Diasporic Identities in Hollywood." *Cinema Journal*, 45, no. 2 (2006): 43–67. http://www.jstor.org/stable/3877762.

City of Los Angeles, Department of Building and Safety.

"Classified Ad." *Los Angeles Times*, September 19, 1912, 11.

"Classified Ad." *Los Angeles Times*, September 7, 1919, 65.

"Classified Ad." *Los Angeles Times*, February 21, 1926, 107.

"Courtney Love remembers Kurt Cobain on what would have been their 28th wedding anniversary." *USA Today*, February 25, 2020, https://www.usatoday.com/story/entertainment/celebrities/2020/02/25/kurt-cobain-remembered-courtney-love-28th-wedding-anniversary/4874125002/.

Cross, Alan. "A Hollywood Hills House Once Owned by Kurt and Courtney is for Sale. But…" *A Journal of Musical Things*, May 20, 2021, https://www.ajournalofmusicalthings.com/a-hollywood-hills-house-once-owned-by-kurt-and-courtney-is-for-sale-but/.

Cross, Charles E. "His Last L.A. Days." *Los Angeles Times,* March 28, 2004: E-45.

Dew, Joan. "Male Call; Actor Phil Ahn Plants Firm Roots in Valley." *Valley Times Today*, December 8, 1962, 11.

"Display Ad." *Hollywood Daily Citizen*, March 31, 1922, 5.

"Farewell Fete Hosted." *The Valley Times*, July 20, 1957, 6.

Fidler, Jimmie. "Views of Hollywood." *The Valley Times*, September 2, 1955, 4

Fleming, E.J. *The Movieland Directory*. Jeffferson, N.C.: McFarland & Company, Inc., 2004.

"Fred S. Gallagher in Business for Himself." *Los Angeles Evening Express*, December 1, 1919, 6.

"Fred S. Gallagher to Build New Home in Morning Glory Tract." *Hollywood News*, October 13, 1923, 6.

"Fred Spencer Gallagher." *U.S., Naturalization Records, 1840-1957*. National Archives and Records Administration (NARA). Washington, D.C.: Naturalization Records in the Superior Court of Los Angeles, California, 1876-1915, Microfilm Roll: 14; Microfilm Serial: M1614.

Fricke, David. "Nirvana," Rock and Roll Hall of Fame, https://www.rockhall.com/inductees/nirvana.

Gebhard, David and Robert Winter. *Los Angeles: An Architectural Guide*. Layton, UT: Gibbs Smith, Publisher, 1994.

Grimes, Teresa. *Los Angeles Citywide Historic Context Statement; Context: Architecture and Engineering; Theme: Arts and Crafts Movement, 1895-1930*. Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources, June 2015.

Henniger, Paul. "Philip Ahn – Really Not Such a Bad Guy." *Los Angeles Times*, January 13, 1967, Part IV, 13.

"In Filmland." *The San Francisco Examiner*, May 24, 1922, 19.

McAlester, Virginia and Lee McAlester. *A Field Guide to American Architecture*. New York: Knopf, 1984.

Messinger, D.C. "1924 to be Big Era for Building." *Hollywood Daily Citizen*, February 2, 1924, 10.

"Mike Roy's Weekend Cooking Show." KNX, August 26, 1967, posted on *Past Daily: News, History, Music and an Enormous Sound Archive,"* https://pastdaily.com/2020/03/14/l-a-eats-cooks-and-drinks-coffee-chef-mike-roy-and-epicurean-los-angeles-1967-past-daily-pop-chronicles/.

"Missing Murder Case Witness." *Los Angeles Evening Post-Record*, July 21, 1923, 1-2.

"Movie Critic Mentions Miss Marguerite Mansfield." *Journal Gazette* (Mattoon, Il), May 24, 1922, 4.

"New Chamber Leader Lists His Projects." *Los Angeles Times*, December 4, 1962, 2.

"Nirvana Timeline." official band website, *https://www.nirvana.com*.

"Panorama C. of C. Day Rites Set." *Hollywood Citizen-News*, April 23, 1964, 4.

"Panorama City CC Installs Stan Livingston President," *Valley News*, January 31, 1974, 6.

"Panorama City to Install Philip Ahn as 'Hizzoner.'" *The Valley News*, May 4, 1962, 33.

Peleg, Orlen. "Kurt Cobain and Courtney Love's One-Time L.A. Abode Just Sold," *Los Angeles Magazine*, June 2, 2021, https://www.lamag.com/culturefiles/kurt-cobain-house-los-angeles/.

"Permits Issued." *Los Angeles Times*, July 13, 1929, 16.

"Philip Ahn's Frustrated Success," *Hollywood Studio Magazine*, January 1970, 8A.

"Philip Ahn Papers Finding Aid." University of Southern California East Asian Library, https://archives.usc.edu/repositories/6/resources/1496.

"Philip Ahn to get posthumous star." *Los Angeles Times*, November 15, 1984, part 1, 2.

"Photo standalone." *Valley Times*, May 23, 1964.

"Pulse of the Studios." *Camera*, June 19, 1920, 11.

"Red Carpet Out for visitors." *Valley News*, January 20, 1967, 28.

"Rotary Plans Breakfast and Program." *Los Angeles Times*, November 10, 1966, 189.

Sclafani, Tony. "Why Nirvana's 'Nevermind' spoke to a generation." *Today*, September 22, 2011.

"Spanish Bungalow." *Los Angeles Times*, November 30, 1919, 11.

Shohat, Ella. "Gender and Culture of Empire: Toward a Feminist Ethnography of the Cinema." Matthew Bernstein and Gaylyn Studlar, eds. *Visions of the East: Orientalism in Film*. New Brunswick, N.J.: Rutgers UP, 1997.

State of California. *California Death Index, 1940-1997*. Sacramento, CA: State of California Department of Health Services, Center for Health Statistics.

"Valleyites Entertain." *The Valley Times*, January 16, 1959, 8.

Walker, Lester. *American Shelter: An Illustrated Encyclopedia of the American House*. Woodstock, NY: The Overlook Press, 1981.



Figure 1: Philip Ahn Residence, 6879-6881 Alta Loma Terrace, south (right) and west (left) elevations, view northeast (Snow, 2021)



Figure 2: Philip Ahn Residence, 6879-6881 Alta Loma Terrace, south (left) and east (right) elevations, view northwest (Snow, 2021)

Attachment 2: Contemporary Photos



Figure 3: Detail of rafter tails (Snow, 2021)



Figure 4: East elevation, view northwest (Snow, 2021



Figure 5: East elevation, view northwest (Sotheby's International, not dated)



Figure 6: North elevation, view southwest (youtube, 2020)



Figure 7: West elevation, view northeast (Snow, 2021)



Figure 8: Ground floor unit, view east (Tatiana Tensen, 2021)



Figure 9: Interior, living room, view north (Tatiana Tensen, 2021)



Figure 10: Interior, living room, view northeast (Tatiana Tensen, 2021)

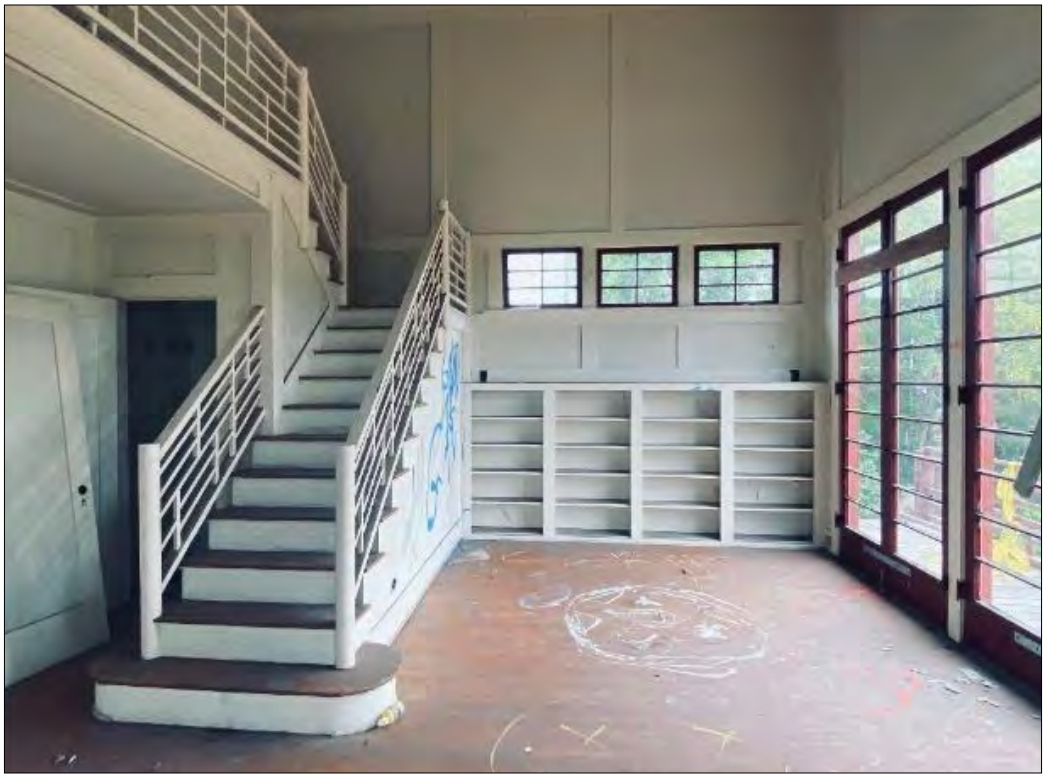


Figure 11: Interior, living room, view west (Tatiana Tensen, 2021)



Figure 12: Dining room, view east (Tatiana Tensen, 2021)



Figure 13: Interior, view south from living room to front door (Tatiana Tensen, 2021)



Figure 14: Interior, detail of stone panel in passage (Steve Ronin, 2020)



Figure 15: Interior, southeast bedroom, view southeast (Tatiana Tensen, 2021)



Figure 16: Interior, southwest bedroom, view southwest (Tatiana Tensen, 2021)



Figure 17: Interior, second floor bathroom, view east (Tatiana Tensen, 2021)



Figure 18: Interior, second floor closet (Tatiana Tensen, 2021)



Historic Photo 1: Aerial photo of the Hollywood Bowl and vicinity, subject property circled red (source unknown, circa 1920s)



Historic Photo 2: Detail of previous aerial, subject property circled (source unknown, circa 1920s)



Historic Photo 3: Aerial photo of the Hollywood Bowl and vicinity, subject property circled red (source unknown, 1937)



Historic Photo 4: Detail of previous aerial, subject property circled (source unknown, 1937)



Historic Photo 5: Philip Ahn greats Korean producer Chul Young Ahn at the Los Angeles Airport (source: Los Angeles Public Library, 1948)



Historic Photo 6: Philip Ahn, studio portrait (source: University of Southern California Korean American Digital Archive, 1957)



Historic Photo 7: Philip Ahn with Mayor Sam Yorty (source: University of Southern California Korean American Digital Archive, circa 1965)



Historic Photo 8: Ahn Family portrait at the Moongate Restaurant, note Philip Ahn in center rear (source: Los Angeles Public Library, 1964)



Historic Photo 9: Philip Ahn with Miss Korea, Kwang Ja Lee, Mrs. and Consul General Kwang Soo Ahn, and his mother, Helen (Hae Run) Ahn at the Moongate Restaurant (source: Los Angeles Public Library, 1964)



Historic Photo 5: 6879-6881 Alta Loma Terrace, Kurt Cobain in living room, view northwest (Source unknown, 1992)



Historic Photo 6: 6879-6881 Alta Loma Terrace, Kurt Cobain in living room, view east (Source unknown, 1992)



Historic Photo 7: 6879-6881 Alta Loma Terrace, Kurt Cobain in living room, view northeast (Source unknown, 1992)



Historic Photo 8: 6879-6881 Alta Loma Terrace, Kurt Cobain in living room, view east (*Spin Magazine*, September, 1992)

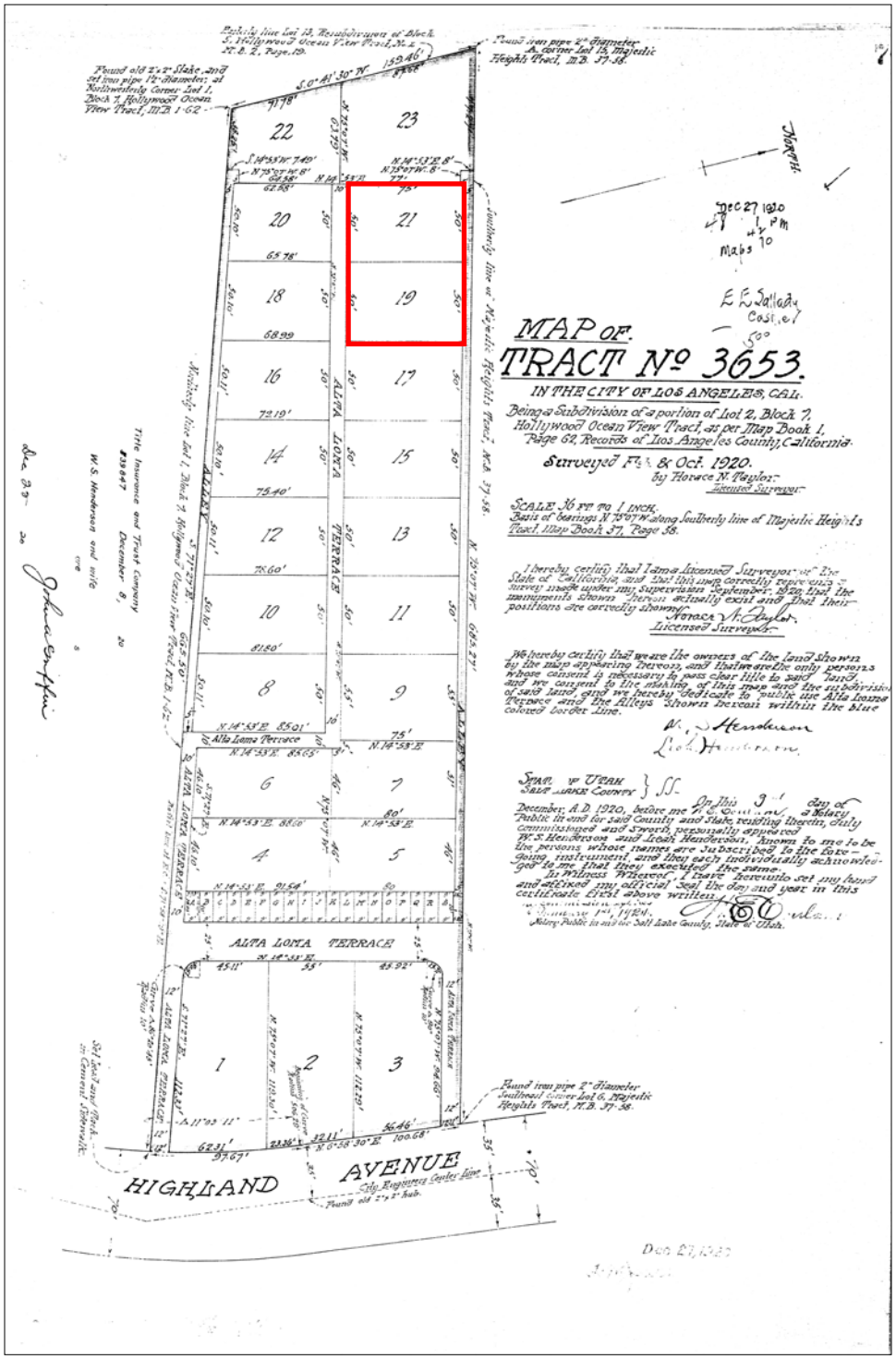
Attachment 1: Maps



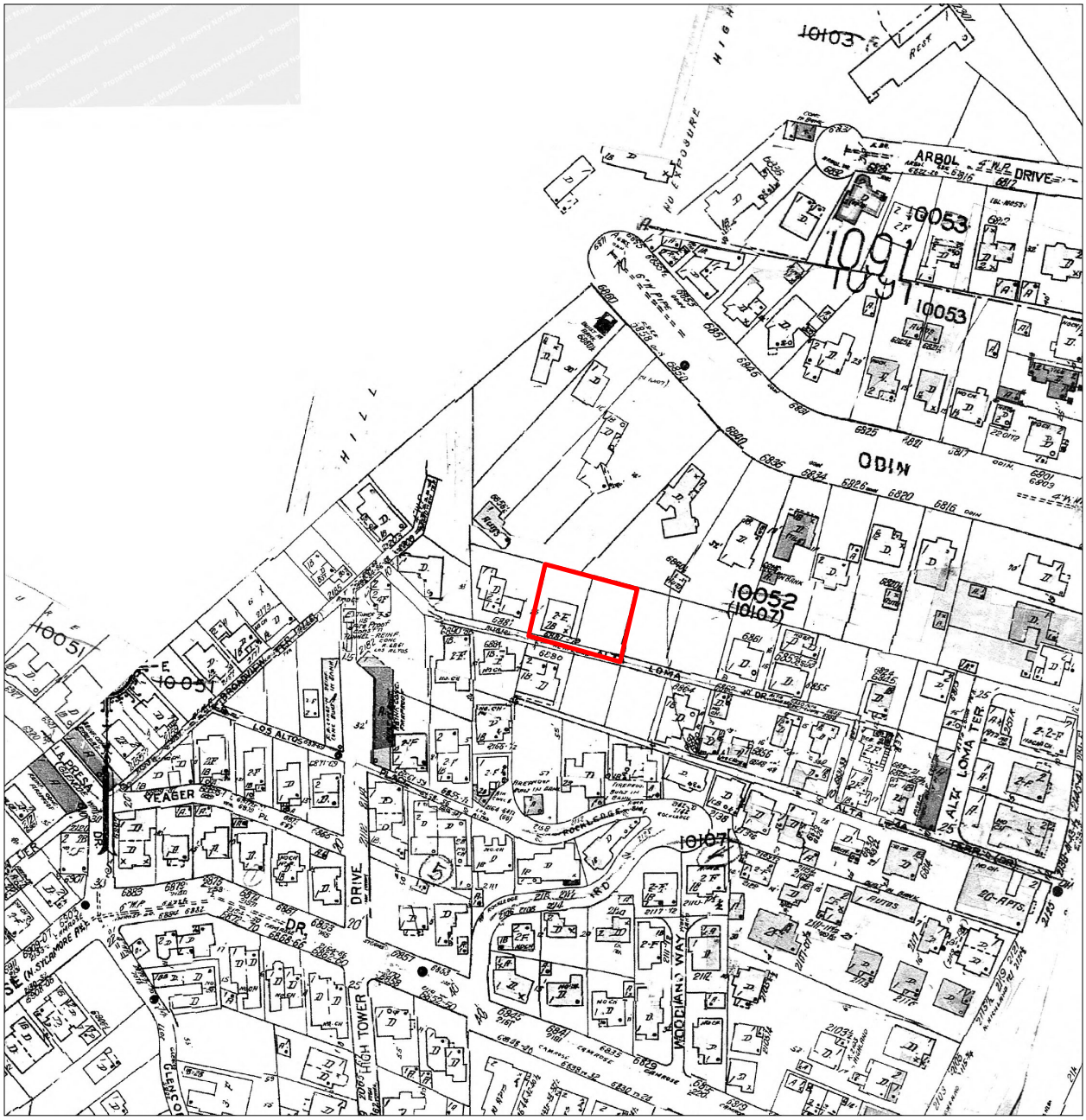
Map 1: 6879-6881 Alta Loma Terrace, highlighted yellow (source: Los Angeles County Assessor, 2021)



Map 2: 6879-6881 Alta Loma Terrace, noted with red arrow (source: Google, 2021)

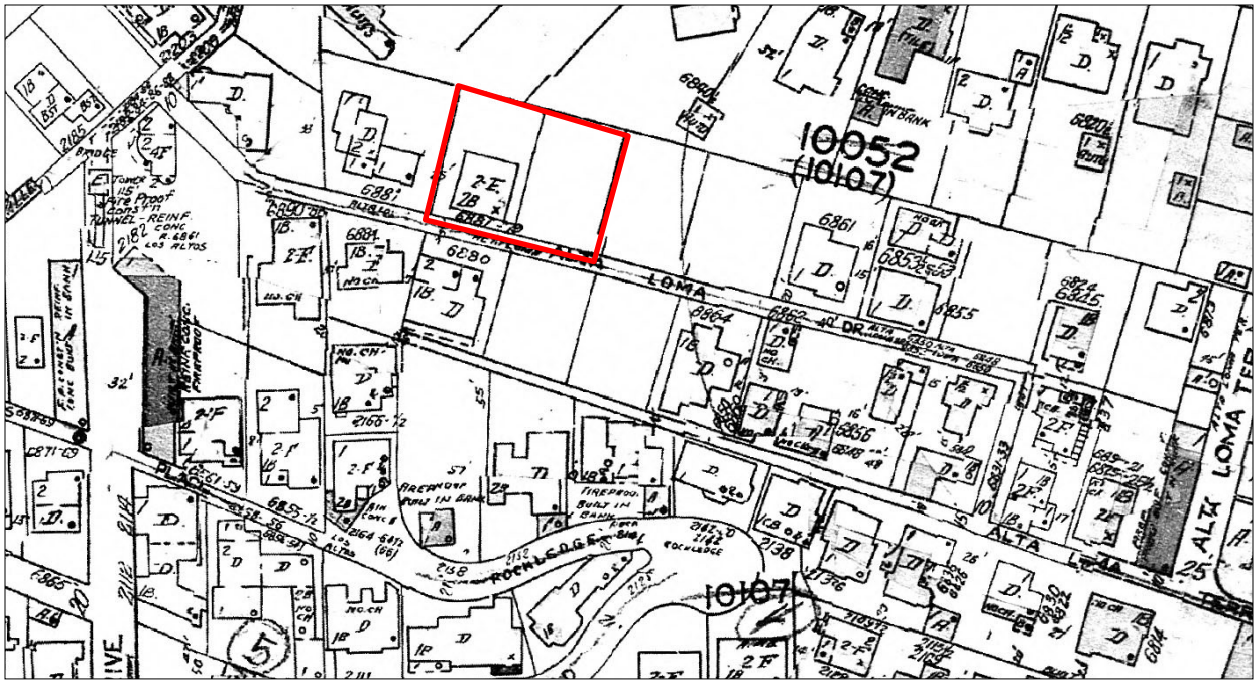


Map 3: 6879-6881 Alta Loma Terrace outlined in red (source: Los Angeles Bureau of Engineering Electronic Vault, 1920)

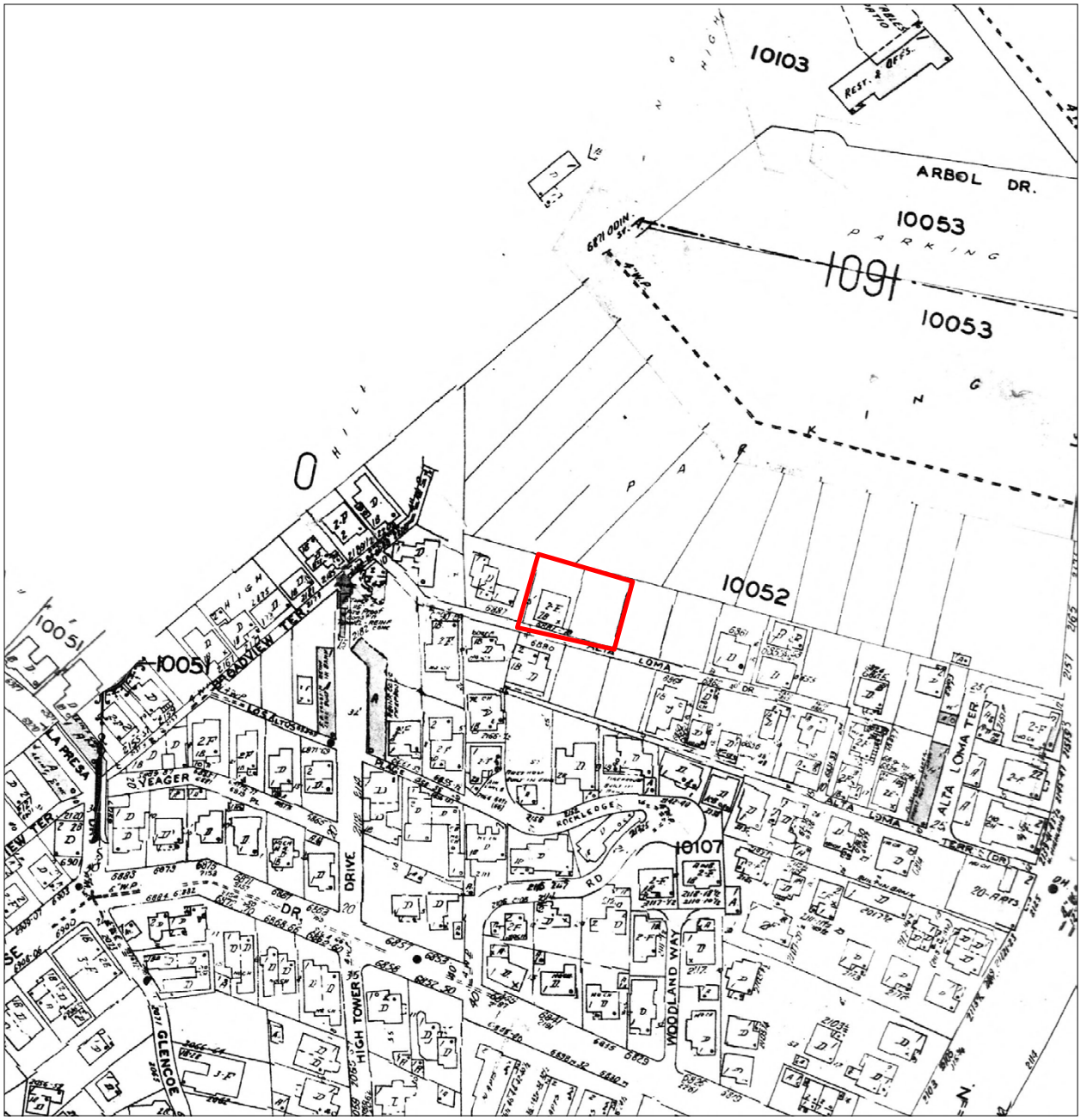


Map 4: Sanborn Fire Insurance Map, 6879-6881 Alta Loma Terrace outlined in red (1950)

Attachment 1: Maps

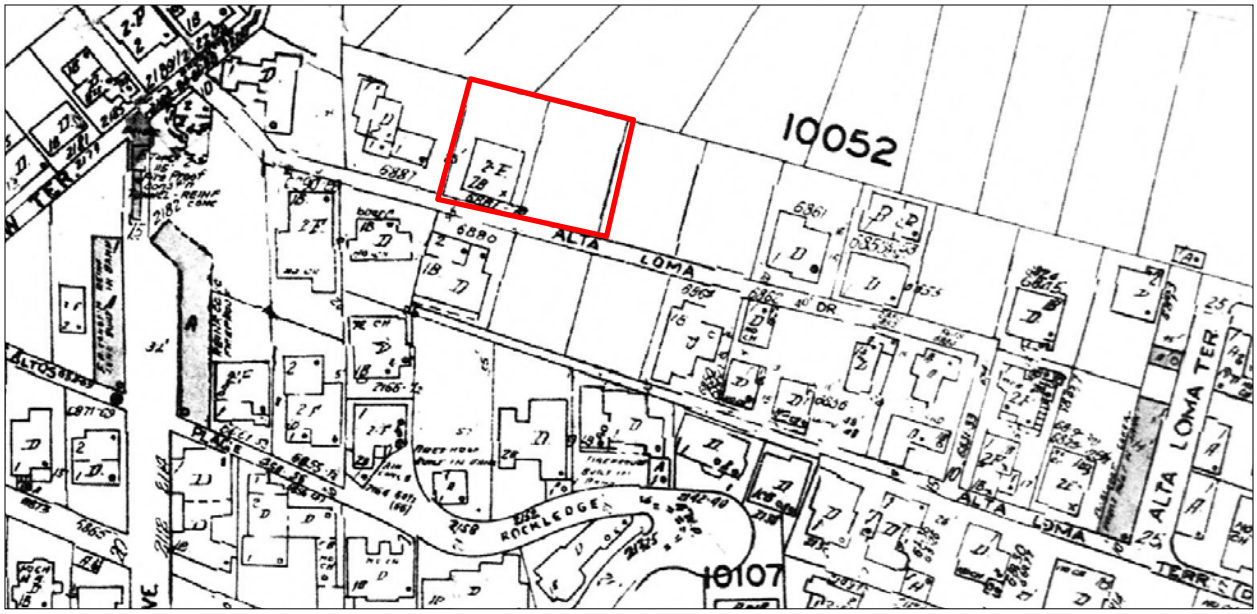


Map 5: Detail of previous Sanborn Fire Insurance Map, 6879-6881 Alta Loma Terrace outlined in red (1950)



Map 6: Sanborn Fire Insurance Map, 6879-6881 Alta Loma Terrace outlined in red (1970)

Attachment 1: Maps



Map 7: Detail of previous Sanborn Fire Insurance Map, 6879-6881 Alta Loma Terrace outlined in red (1980)

Property History

Newspapers by ancestry
https://www.newspapers.com/image/380557049

Downloaded on Jun 24, 2021



GR 4090.

HOLLYWOOD

FOR SALE, on top of hill, with an electric elevator to carry you up. No other view in the world like it. No traffic, no dust. Wonderful air. So quiet, so private, yet only 10 minutes' walk from Hollywood Blvd. and Highland ave. Unusually attractive 7-room house, very large studio living room with balcony and large fireplace. Three bedrooms, two very large. Two baths. Window drapes throughout included. Price $19,000. Terms. ALSO brand new 5-room house in same location, with elevator. Garages at elevator entrance. Near Hollywood Bowl. Price $14,000, terms. 6881 ALTA LOMA TERRACE. Call after Sunday.

SELL OR RENT

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Daniel C. Messinger

STATE California
COUNTY Los Angeles
TOWNSHIP OR OTHER DIVISION OF COUNTY Los Angeles Township Precinct 208
NAME OF INSTITUTION X

DEPARTMENT OF COMMERCE AND LABOR—BUREAU OF THE CENSUS

THIRTEENTH CENSUS OF THE UNITED STATES: 1910—POPULATION

110

SUPERVISOR'S DISTRICT NO. 7 | ENUMERATION DISTRICT NO. 253 | SHEET NO. 3 A

NAME OF INCORPORATED PLACE Los Angeles City (Carteff)
WARD OF CITY
ENUMERATED BY ME ON THE 18 DAY OF April 1910. Village Clerk ENUMERATOR 245

LOCATION. Street, avenue, road, etc.	House number (in cities of 5,000 or more)	Number of family (in order of visitation)	Number of dwelling house (in order of visitation)	NAME of each person whose place of abode on April 15, 1910, was in this family. Enter surname first, then the given name and middle initial, if any. Include every person living on April 15, 1910. Omit children born since April 15, 1910.	RELATION. Relationship of this person to the head of the family.	PERSONAL DESCRIPTION. Sex.	Color or race.	Age at last birthday.	Whether single, married, widowed, or divorced.	Number of years of present marriage.	Mother of how many children. Number born.	Mother of how many children. Number now living.	NATIVITY. Place of birth of this Person.	Place of birth of Father of this person.	Place of birth of Mother of this person.	CITIZENSHIP. Year of immigration to the United States.	Whether naturalized or alien.	Whether able to speak English; or, if not, give language spoken.	OCCUPATION. Trade or profession of, or particular kind of work done by this person, as spinner, salesman, laborer, etc.	General nature of industry, business, or establishment in which this person works, as cotton mill, dry goods store, farm, etc.	Whether an employer, employee, or working on own account.	If an employer: Whether or not out of work on April 15, 1910.	If an employer: Number of weeks out of work during year 1909.	EDUCATION. Whether able to read.	Whether able to write.	Attended school any time since Sept. 1, 1909.	OWNERSHIP OF HOME. Owned free or mortgaged.	Owned free or mortgaged.	Farm or home.	Number of farm schedule.	Whether a resident of the Union or Confederate state on May 1, 1861.	Whether Negro, Mulatto, Indian, Chinese, Japanese, or other race.		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32			
1	45	10	10	Almstead Clara G.	Head	F	W	30	M1	7	4	4	California	Ohio	Massachusetts			English		None			Yes	Yes										
2				" Clara E.	Daughter	F	W	5	S				California	California	California					None														
3				" Viola	Daughter	F	W	3	S				California	California	California					None														
4				" George R	Son	M	W	2	S				California	California	California					None														
5				" Eleanor F.	Daughter	F	W	9/12	S				California	California	California					None														
6	512	51	51	Utter Geo. J.	Head	M	W	48	M1	20			New York	New York	New York			English	Painter	House	O.A.		Yes	Yes		O	M	M	13	3	9	8		
7				" Ora M.	Wife	F	W	34	M1	20	6	5	Illinois	United States	United States			English	None				Yes	Yes										
8				" Gracie	Dau	F	W	17	S				Missouri	New York	Illinois			English	None				Yes	Yes	Yes									
9				" Clyde	Son	M	W	14	S				Missouri	New York	Illinois			English	None				Yes	Yes	Yes									
10				" Robert	Son	M	W	7	S				Missouri	New York	Illinois				None				Yes	Yes	Yes									
11				" Marguerite	Daughter	F	W	7	S				Missouri	New York	Illinois				None				Yes	Yes	Yes									
12				" Berenice	Daughter	F	W	2	S				California	New York	Illinois				None															
13	400	52	52	Simmonds Frank A.	Head	M	W	60	M2	12			New York	United States	United States			English	Contractor	Carpenter	O.A.		Yes	Yes		O	M	M		12	6	8		
14				" Harriet Az	Wife	F	W	34	M1	12	2	2	Oregon	Missouri	United States			English	None				Yes	Yes										
15				" Marguerite G.	Daughter	F	W	10	S				California	New York	Oregon			English	None				Yes	Yes	Yes									
16				" Claudius	Son	M	W	8	S				California	New York	Oregon				None						No									
17	501	53	53	Hubbs Ulysses G.	Head	M	W	44	M1	25			Indiana	Indiana	Indiana			English	Carpenter	House	O.A.		Yes	Yes		O	M	M	12	7	9	8		
18				" Florence	Wife	F	W	41	M1	25	4	3	Indiana	Indiana	Indiana			English	None				Yes	Yes										
19				" Glenwood	Son	M	W	14	S				Indiana	Indiana	Indiana			English	Printer	House	W.	No.	No	Yes	Yes					13	3	9	8	
20				" Estelle	Son	M	W	8	S				Missouri	Indiana	Indiana				None					Yes	Yes									
21	324	54	54	Dixon Henry P.	Head	M	W	28	M1	3			Canada-Eng.	Eng-English	Canada-Eng.	1911	Pa	English	Machinist	Automobile	O.A.		Yes	Yes		O	3	M	13	1	X	3		
22				" Marie H.	Wife	F	W	27	M1	3	2	2	Fra-French	Switz-French	Switz-German	1906		English	None				Yes	Yes										
23				" Harold M.	Son	M	W	3	S				California	Canada-Eng	Switz-French				None															
24				" Gordon	Son	M	W	1	S				California	Canada-Eng	Switz-French				None															
25				Truan Julian	Father-in-Law	M	W	57	W				Switz-French	Switz-French	Switz-French	1876	Ha	English	Brickmaker	Brick Yard	W	No	No	Yes	Yes					9	9	1	5	
26	321	55	55	Johnson Carl J.	Head	M	W	25	M1	1			Sw-Swedish	Sw-Swedish	Sw-Swedish	1904	Pa	English	Carpenter	House	W	No	No	Yes	Yes		O	7	M	12	7	9	8	
27				" Selma	Wife	F	W	25	M1	1	1	1	Sw-Swedish	Sw-Swedish	Sw-Swedish	1901		English	None				Yes	Yes										
28				" Arthur E. J.	Son	M	W	9/12	S				California	Sw-Swedish	Sw-Swedish				None															
29	340	56	56	White Flora C.	Head	F	W	50	W		5	5	California	Mississippi	Missouri			English	None				Yes	Yes		O	Rents							
30				" Claude	Son	M	W	26	S				California	Mississippi	California			English	Bricklayer	Building Co	W	No	No	Yes	Yes					13	7	9	8	
31				" Jessie	Daughter	F	W	21	S				California	Mississippi	California			English	None				Yes	Yes										
32				" Verne	Son	M	W	10	S				California	Mississippi	California			English	None				Yes	Yes	Yes									
33				Keifer Ina	Daughter	F	W	27	M1	3	1	1	California	Mississippi	California			English	None				Yes	Yes										
34				" Albert	Son-in-Law	M	W	35	M2	3			Indiana	United States	United States			English	Bricklayer	Building Co	W	No	No	Yes	Yes					13	7	9	8	
35				" Albert	Grandson	M	W	7/12	S				California	Indiana	California				None															
36	400	57	57	Byrne James M.	Head	M	W		30	M1	5		Ire-English	Ire-English	Ire-English	1891	Ha	English	Painter	Newspaper	W	Ha	No	Yes	Yes		O	M	M	3	0	7	1	
37				" Henrietta M.	Wife	F	W	29	M1	5	2	2	Ire-English	Ire-English	Ire-English	1905		English	None				Yes	Yes										
38				" Aileen C.	Daughter	F	W	3	S				California	Ire-English	Ire-English				None															
39				" Robert E.	Son	M	W	1	S				California	Ire-English	Ire-English				None															
40	405	58	58	Messinger Daniel C.	Head	M	W	34	M1	5			Nebraska	Ohio	Ohio			English	Contractor	Horses	Emp		Yes	Yes		O	M	M	4	0	9	8		
41				" Ella M	Wife	F	W	32	M1	5	1	1	New York	New York	New York			English	None				Yes	Yes										
42				" Marjory	Daughter	F	W	4	S				California	Nebraska	New York				None															
43				" Asenath R.	Mother	F	W	67	W		2	2	Ohio	Pennsylvania	Pennsylvania			English	None				Yes	Yes										
44	6649	59	59	Eads James	Head	M	W	64	M1	36			Missouri	Indiana	Missouri			English	Agent	Real Estate	O.A.		Yes	Yes		O	M	M	11	0	7	X		
45				" Virginia	Wife	F	W	60	M1	36	3	2	Illinois	New Hampshire	New York			English	None				Yes	Yes										
46				Griffin Emily E.	Daughter	F	W	30	Wd		1	1	Illinois	Missouri	Illinois			English	Maker Ornamental Leather goods		O.A.		Yes	Yes					9	9	4	5		
47				" Neil A	Grandson	M	W	6	S				California	Missouri	Illinois				None						Yes									
48	711	60	60	Anslyn Charles	Head	M	W	37	M1	11			Iowa	Pa-Pennsylvania	United States			English	Dairyman	Selling Milk	O.A.		Yes	Yes		R	M	M	4	5	3	X		
49				" Alice	Wife	F	W	32	M1	11	2	2	Wisconsin	Eng-English	Eng-English			English	None				Yes	Yes										
50				" Altabel	Daughter	F	W	10	S				California	Iowa	Wisconsin			English	None				Yes	Yes	Yes									

STATE California
COUNTY Los Angeles
TOWNSHIP OR OTHER DIVISION OF COUNTY Los Angeles Township Precinct 208
NAME OF INCORPORATED PLACE Los Angeles City (Carteff)

DEPARTMENT OF COMMERCE AND LABOR—BUREAU OF THE CENSUS

THIRTEENTH CENSUS OF THE UNITED STATES: 1910—POPULATION

SUPERVISOR'S DISTRICT NO. 7 | ENUMERATION DISTRICT NO. 253 | SHEET NO. 3 B

WARD OF CITY X
2501

101

STATE California | COUNTY Los Angeles | TOWNSHIP OR OTHER DIVISION OF COUNTY Los Angeles Township

9–137

DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS

FOURTEENTH CENSUS OF THE UNITED STATES: 1920—POPULATION

8 [D1–578]

SUPERVISOR'S DISTRICT No. 31 | ENUMERATION DISTRICT No. 172 | SHEET No. 8 A

NAME OF INCORPORATED PLACE Los Angeles [Insert proper name and, also, name of class, as city, village, town, or borough. See instructions.]

WARD OF CITY 7th

NAME OF INSTITUTION [Insert name of institution, if any, and indicate the lines on which the entries are made. See instructions.]

ENUMERATED BY ME ON THE 7 DAY OF January, 1920. Alice Longy Kaver, ENUMERATOR.

N. Harvard — Jan. 7

PLACE OF ABODE. Street, avenue, road, etc.	House number or farm, etc. (See instructions.)	Number of dwelling house in order of visitation.	Number of family in order of visitation.	NAME of each person whose place of abode on January 1, 1920, was in this family. Enter surname first, then the given name and middle initial, if any. Include every person living on January 1, 1920. Omit children born since January 1, 1920.	RELATION. Relationship of this person to the head of the family.	TENURE. Home owned or rented.	If owned, free or mortgaged.	PERSONAL DESCRIPTION. Sex.	Color or race.	Age at last birthday.	Single, married, widowed, or divorced.	CITIZENSHIP. Year of immigration to the United States.	Naturalized or alien.	If naturalized, year of naturalization.	EDUCATION. Attended school any time since Sept. 1, 1919.	Whether able to read.	Whether able to write.	NATIVITY AND MOTHER TONGUE. Place of birth of each person and parents of each person enumerated. If born in the United States, give the state or territory. If of foreign birth, give the place of birth and, in addition, the mother tongue. (See instructions.) PERSON. Place of birth.	PERSON. Mother tongue.	FATHER. Place of birth.	FATHER. Mother tongue.	MOTHER. Place of birth.	MOTHER. Mother tongue.	Whether able to speak English.	OCCUPATION. Trade, profession, or particular kind of work done, as spinner, salesman, laborer, etc.	Industry, business, or establishment in which at work, as cotton mill, dry goods store, farm, etc.	Employer, salary or wage worker, or working on own account.	Number of farm schedule.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
1	616	206	214	Estes, Thomas P.	Head	O	M	M	W	53	M					Yes	Yes	Illinois		Tennessee		Tennessee		Yes	Claim agent	S.P. Railroad	W	
2				——, Isabel	wife			F	W	51	M					Yes	Yes	Missouri		Missouri		Missouri		Yes	none			
3				——, Muriel	daughter			F	W	19	S				Yes	Yes	Yes	South Dakota		Illinois		Missouri		Yes	none	none		
4	628	207	215	Knerr, Jessa A.	Lodger	R	M	F	W	54	M					Yes	Yes	Pennsylvania		German	German	Pennsylvania		Yes	none	none		
5				——, Harry	Husband			M	W	56	M					Yes	Yes	Pennsylvania		Pennsylvania		Pennsylvania		Yes	contractor	building	E	1441
6				——, Jobes	son			M	W	22	S					Yes	Yes	Pennsylvania						Yes	mechanic	automobile	Oa	678
7	536	208	216	Cage, Harry D.	Head	O	M	M	W	44	M					Yes	Yes	Indiana		Indiana		Indiana		Yes	Installs heaters	Steam heating	W	7
8				——, Jeanette	wife			F	W	53	M					Yes	Yes	Ohio		Maryland		Ohio		Yes	none	none		8
9	644	209	217	Hulpin, Jake	Head	R		M	W	45	M	1904	Russia			Yes	Yes	Russia (Minsk)	Russian	Russia	Russian	Russia	Russian	Yes	Proprietor	Shirt Shop	Oa	9
10				——, Eva	wife			F	W	40	M					Yes	Yes	Russia	Russian	Russia	Russian	Russia	Russian	Yes	none	none		10
11				——, Bill	son			M	W	20	S					Yes	Yes	Russia	Russian	Russia	Russian	Russia	Russian	Yes	salesman	shirt wholesale house	W	11
12				——, Rosie	daughter			F	W	13	S				Yes	Yes	Yes	Tennessee		Russia	Russian	Russia	Russian	Yes	none	none		12
13				——, Harry	son			M	W	9	S				Yes			California		Russia	Russian	Russia	Russian	Yes	none	none		13
14	648	210	218	Leach, Ralph B.	Head	R		M	W	30	M					Yes	Yes	West Jersey		New Jersey		Ohio		Yes	Proprietor	Restaurant	E	14
15				——, Eva	wife			F	W	32	M					Yes	Yes	Pennsylvania		Ohio		Pennsylvania		Yes	none	none		15
16				——, Margaret	daughter			F	W	12	S				Yes	Yes	Yes	Pennsylvania		New Jersey		Pennsylvania		Yes	none	none		16
17				——, Eleanor	daughter			F	W	8 6/12	S							New Jersey		New Jersey		Pennsylvania		Yes	none	none		17
18	653	211	219	Hadden, Robert G.	Head	O	F	M	W	64	M	1864	Ua	Na		Yes	Yes	Ireland		Ireland		Ireland		Yes	Lawyer	general practice	Oa	18
19				——, Florence	wife			F	W	48	M					Yes	Yes	Massachusetts		Massachusetts		New York		Yes	none	none		19
20				Plamondon, Clara	Mother			F	W	64	Wd					Yes	Yes	Canada	English	Canada	English	Canada	English	Yes	none	none		20
21				——, Richard	Brother			M	W	43	S					Yes	Yes	Michigan		Canada	English	Canada	English	Yes	Proprietor	Watch making store	Oa	21
22	645	212	220	Murnyn, Joseph	Head	O	F	M	W	50	M					Yes	Yes	California		Portugal	Portuguese	Portugal	Portuguese	Yes	Proprietor	dairy	Oa	22
23				——, Orla	wife			F	W	41	M					Yes	Yes	Oregon		Virginia		Illinois		Yes	none	none		23
24	645	213		Good, Henry	Head	R		M	W	27	M	1888	Ua	Surveyor		Yes	Yes	England		England	Na	England		Yes	bookkeeper	newspaper	W	24
25				——, Wilfred B.	husband			M	W	34	M					Yes	Yes	Pennsylvania		Pennsylvania		Pennsylvania		Yes	none	none		25
26	611	214	221	Barclay, George B.	Head	R		M	W	51	M					Yes	Yes	Pennsylvania		Ireland	Irish	Pennsylvania		Yes	material man	Pac. Electric	W	26
27				——, Agnes E.	wife			F	W	46	M					Yes	Yes	Kansas		Ireland	Irish	Canada	English	Yes	none	none		27
28				——, George L.	son			M	W	21	S					Yes	Yes	Missouri		Pennsylvania		Kansas		Yes	electrician	Electrical Co.	W	28
29				Clay, David G.	mother-in-law			F	W	78	Wd					Yes	Yes	Canada	English	Canada	English	Canada	English	Yes	none	none		29
30				——, James H.	brother-in-law			M	W	50	D					Yes	Yes	Kansas		Ireland	Irish	Canada	English	Yes	Watchman	Red Cross Hospital	W	30
31	547	215	222	Heisner, Henry	Head	O	F	M	W	71	M					Yes	Yes	Ohio		Hesse, Germany	German	Hesse, Germany	German	Yes	Electrotyper	Times Newspaper	W	31
32				——, Clara	wife			F	W	27	M					Yes	Yes	Ohio		Bavaria, Germany	German	Germany	German	Yes	none	none		32
33	543	216	223	Routery, Herbert C.	Head	O	Rn	M	W	49	M	1908	Ua	Naturalized		Yes	Yes	England	English	England	English	England	English	Yes	cutter	ladies garments	W	33
34				——, Dora M.	wife			F	W	47	M					Yes	Yes	Canada	English	Canada	English	Canada	English	Yes	none	none		34
35				——, Harold E.	son			M	W	11	S				Yes	Yes	Yes	Canada	English	Canada	English	Canada	English	Yes	none	none		35
36				——, Herbert Lee	son			M	W	9	S				Yes			California	English	Canada	English	Canada	English		none	none		36
37				——, Francis E.	son			M	W	5	S				Yes			California	English	Canada	English	Canada	English		none	none		37
38				——, Walter A.	son			M	W	3 5/12	S							California	English	Canada	English	Canada	English		none	none		38
39	527	217	224	Messinger, Daniel C.	Head	O	M	M	W	44 12	M					Yes	Yes	Nebraska		Ohio		Ohio		Yes	hides + designer	horses	E	39
40				——, Ella	wife			F	W	42	M					Yes	Yes	New York		New York		Ohio New York		Yes	none	none		40
41				——, Marjory	daughter			F	W	13	S				Yes	Yes	Yes	California		Nebraska		New York		Yes	none	none		41
42				——, Jewell	daughter			F	W	9	S				Yes	Yes	Yes	California		Nebraska		New York			none	none		42
43				——, Amanda Ann	daughter			F	W	5	S				Yes			California		Nebraska		New York			none	none		43
44				Messinger, Asenath	mother			F	W	76	Wd					Yes	Yes	Ohio		Pennsylvania		Pennsylvania		Yes	none	none		44
45	583	218	225	Hahn, Herbert S.	Head	O	M	M	W	39	M					Yes	Yes	West Virginia		Mississippi		West Virginia		Yes	clerical (Recr.)	Bond & R.E. Co.	W	45
46				——, Dorothy C.	wife			F	W	40	M					Yes	Yes	Nebraska		Ireland	Irish	Missouri		Yes	none	none		46
47				——, Eugenia	daughter			F	W	12	S				Yes	Yes	Yes	Colorado		West Virginia		Missouri		Yes	none	none		47
48				——, Dorothy F.	daughter			F	W	10	S				Yes	Yes	Yes	Colorado		West Virginia		Missouri		Yes	none	none		48
49				——, Virginia P.	daughter			F	W	4 5/12	S							California		West Virginia		Missouri			none	none		49
50	523	219	226	How, Mary L.	Head	O	M	F	W	61	Wd					Yes	Yes	New York		New York		New York		Yes	none	none		50

Newspapers by ancestry
https://www.newspapers.com/image/607894817

Downloaded on Feb 23, 2021

BUILDING PERMITS

Ward—	Permits.	Value.
First	4	$10,63[illegible]
Second	9	21,23[illegible]
Fourth	3	4,85[illegible]
Fifth	15	30,28[illegible]
Sixth	3	4,80[illegible]
Eighth	4	80[illegible]
Ninth	2	1,04[illegible]
Totals	40	$73,69[illegible]

Thirty-sixth place, 1139 West—W. G. Nott, 932A South Main street, owner and builder; alterations to flat building, $1200.

First street, 630 West (San Pedro)—Mrs. A. Reed, San Pedro, owner; H. A. Linkletter, builder; one-story three-room residence, $350.

Monte Vista street, 5424—Giles & Bassler, 5424 Monte Vista street owners; Thomas Flynn, builder; alterations to store, $100.

First street, 725-727 East—A. J. Brown, 441 North Grand avenue; owner and builder; alterations to store, $150.

San Pedro street, 207½ North—E. Hanna, 207½ North San Pedro street, owner; —— Nakagawa, builder; alterations to bathhouse, $100.

Irolo street, 765—J. R. Moiso, 471 Pacific Electric building, owner; D. C. Messinger, builder; garage, $150.

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Newspapers by ancestry
https://www.newspapers.com/image/380177302

Downloaded on Feb 23, 2021



CONTRACTORS—
And Builders.

WE BUILD DIRECT FROM OUR OWN lumber at first cost.
2 rooms, $75 to $100; 4 rooms, $200.
5 and 6 rooms, modern, $800 to $1200.
See our plans, $800 to $2000.
We lower all bids, city or country.
Complete free drafting department.
P. J. LEAVER & CO., Contractors, 817 to 821 Higgins Bldg., corner Second and Main.
60304. Main 8988.

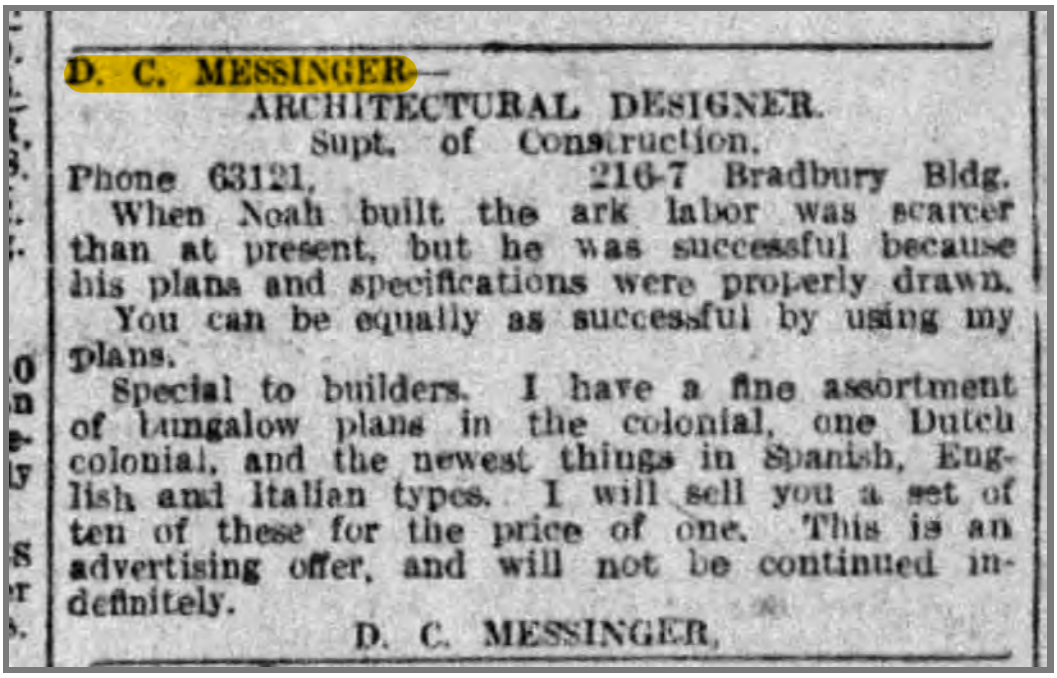
HOME SEEKERS BUILDING CORPORATION.
Will furnish the money and build according to your ideas, providing you have a clear lot; our free drafting department at your disposal; no charge for plans where we build. Let us talk the matter over. 703 HIGGINS BLDG., 108 W. Second. A5516. Broadway 38.

BETTER BUNGALOWS BUILT FOR LESS.
Money furnished.
Nifty up-to-date plans.
See me TODAY.
D. C. MESSINGER,
A4378. 333 Union Oil Bldg.

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Newspapers by ancestry
https://www.newspapers.com/image/380469406

Downloaded on Feb 23, 2021



D. C. MESSINGER—
ARCHITECTURAL DESIGNER.
Supt. of Construction.
Phone 63121. 216-7 Bradbury Bldg.

When Noah built the ark labor was scarcer than at present, but he was successful because his plans and specifications were properly drawn.

You can be equally as successful by using my plans.

Special to builders. I have a fine assortment of bungalow plans in the colonial, one Dutch colonial, and the newest things in Spanish, English and Italian types. I will sell you a set of ten of these for the price of one. This is an advertising offer, and will not be continued indefinitely.

D. C. MESSINGER.

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Newspapers by ancestry
https://www.newspapers.com/image/682812023

Downloaded on Feb 23, 2021

1924 TO BE BIG ERA FOR BUILDING

Messinger Foresees Solid Home Section To Ocean Front

By D. C. MESSINGER

In building, 1924 promises to be the biggest year yet. Just now we are experiencing a lull that always comes at this time of year, building permits for January having fallen to $12,248,795.00, as against a record for December of $20,103,409.00. The record for the first month of this year, however, exceeds that for January, 1923, by approximately $2,000,000.

In anticipation of increased spring demand, prices of building materials are already on the upgrade. Lumber, today, is selling for $7 per 1000 feet more than it was 30 days ago. The labor market is more favorable now than for some time past, the influx of winter workers having come at the same time as a lull in the building program. Wages are not much affected, but the plentiful supply of mechanics has a tendency to increase the efficiency and output of the workers.

It is a little hard to tell just what the tendency in sub-division buying will be. In some localities the buying has slackened materially. In others—as witness the near riot that occurred at the opening of a tract on South Western avenue recently—the people seem determined to buy something, just so it is a vacant lot among other vacant lots. Good judgment on the part of the purchaser would indicate that the safer course is to stay with property contiguous to built-up territory, and to bite off what he can chew, and no more.

Income property values are constantly rising, and rents are keeping pace. The only reason the whole population of Southern California are not millionaires, is because some had to sell before the remainder could makes the profits on the increased values. No limit can be set on the values which can be reached by well located inside property in Los Angeles and Hollywood. Personally, I have an active imagination and can visualize the time when that entire section beginning at Long Beach and running along the coast to above Santa Monica, then over the hills into San Fernando Valley, to and above Pasadena and back to the coast will be built up absolutely solid, and contain a population of—well, I won't names the number of millions of people. Of course, to support all this population we will have to develop industrially, but we are doing that, much more rapidly than the ordinary person realizes.

Activity in the building of apartment houses has been marked the past year and will continue, the returns being satisfactory. Values of Hollywood property have increased to the point where a four-family flat building is not a sufficient improvement in proportion to the cost of the lot. Much better returns can be obtained from more rental units on the same parcel of ground. The ordinary lot will hold a building of about twenty single apartments in two-story construction and, of course, more in proportion to height.

TODAY'S ANNIVERSARIES

1843 — Knute Nelson, governor of Minnesota and U. S. Senator, born in Norway. Died April 28, 1923.

1849 — Benjamin W. Leigh, former United States Senator from Virginia, died at Richmond. Born in Chesterfield county, Va., June 18, 1781.

1858 — Arctic gaiters were patented by Thomas O. Wales of Boston.

1861 — France bought the principality of Monaco for 4,000,000 francs.

1886 — William E. Gladstone became British premier for the third time.

1901 — The funeral of Queen Victoria took place at Windsor.

1921 — Duke of Connaught inaugurated the Bengal Legislative Council of State.

1922 — The Cardinals went into solemn conclave for the election of a new pope.

If Australia could be placed in the Atlantic Ocean, it would fill up all the space between America and the British Isles.

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Newspapers by ancestry
https://www.newspapers.com/image/380530055

Downloaded on Feb 23, 2021

SYNDICALISM CASES DELAYED AS GROUP.

ATTORNEY FOR FOURTEEN RED SUSPECTS HAS THE TRIAL DATES CONTINUED.

Upon showing being made by S. G. Pandit, attorney for fourteen defendants accused of being I.W.W. and violating the provisions of the criminal syndicalism act, that he is not prepared at this time for the cases to go to trial, Judge Willis yesterday continued the date for the trials until January 20. Objection to the continuance was not made by Deputy District Attorney Keyes, who is prosecuting the cases.

It was understood the trial being conducted at present at Oakland under the syndicalism act will be completed soon. In case of a conviction, the Oakland defendants will take their cases directly to the Appelate court, to test the constitutionality of the act.

Mr. Pandit explained to the court here yesterday that W. B. Cleary is to take over the local cases as soon as the Oakland trial ends, and that witnesses needed by the defense are now under subpoena at the Oakland trial.

The court, so that no technical error would be committed, ordered that those defendants now in the County Jail appear in court and individually consent to the continuance and that those who are out on bail appear Tuesday for the same purpose, or else forfeit their bail.

The cases, it was said, will be tried jointly. The continuance applies to eleven of the first twelve arrested and T. J Cavanaugh, Charles Galwey and Max Rudoy.

An order was made admitting O. J. Christianson, Adela, his wife, and A. Altshuler and Carl Miller to bail of $5000 in bonds or $2000 cash. Their cases were continued until Tuesday, to be set for trial.

SPANISH BUNGALOW.

Plans have been prepared by D. C. Messinger for a Spanish style bungalow to be erected in Hillcrest Terrace, Hollywood, for G. W. and D. H. Harrocks. He has also completed plans for five bungalows to be erected on Lacrhmont boulevard, Marlborough Square, for Sly and Roden, builders.

WILL BUILD GARAGE.

Contracts have just been let for the erection of a new brick garage building on Alvarado street near Ninth for Mrs. Marian Van Ache to cost $12,000. Architect T. Beverly Kelm, Jr., prepared the plans.

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

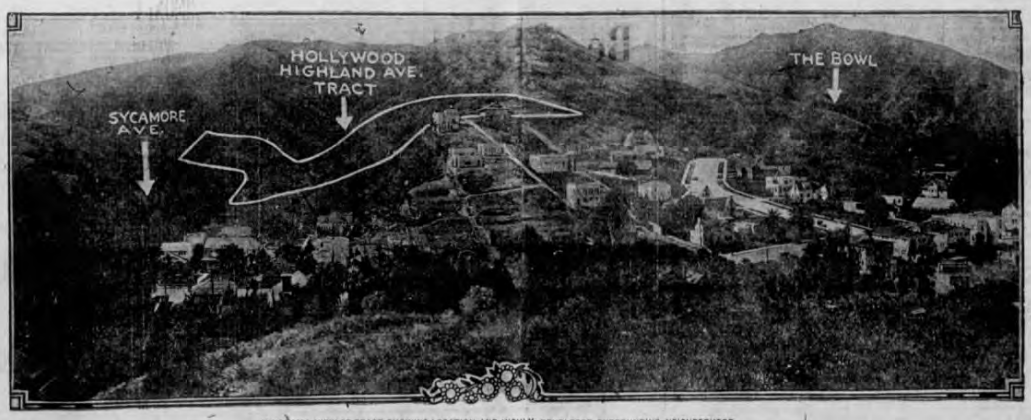
High Tower Neighborhood

Newspapers by ancestry
https://www.newspapers.com/image/682609732

Downloaded on Jun 24, 2021

Opening Sale Today — Hollywood-Highland Avenue Tract

BETWEEN THE BOWL AND HOLLYWOOD BOULEVARD



PANORAMA VIEW OF TRACT SHOWING LOCATION AND HIGHLY DEVELOPED SURROUNDING NEIGHBORHOOD

How Often You Have Said:

"I would love to live up on the hills overlooking Hollywood and Los Angeles if it were not for that long, tiresome climb."

Your desire to live on the hilltop, overlooking Hollywood, Los Angeles and the Pacific Ocean, without the annoyance of a long, tiresome climb or a dangerous automobile drive, can now be realized. This has been made possible by the opening today of the Hollywood-Highland Avenue Tract, just three blocks north of Hollywood boulevard and five hundred feet west of Highland avenue on Sycamore drive.

How To Get There—North on Highland avenue, about three blocks from Hollywood boulevard, to Sycamore drive; then west 500 feet to tract office.

An Automatic Electric Passenger Elevator

will be installed without cost to the property owners, and will take you quietly to the level on which your house is located with as little trouble as going to the top floor of an apartment house building.

About 25 of these wonderful lots are on the street level, but still overlooking the city.

PRICES— Lots range in price from $1500 to $4000. Easy terms. Garage sites are deeded with hill lots. All contracts drawn, escrows made and money paid into the Guarantee Building & Loan Association, Title Insurance & Trust Co. Certificates.

IMPROVEMENTS— All streets and walks in the tract will be paved and stairways will be built so that each lot buyer will be able to reach his or her lot in the easiest possible way. Electricity, water mains, gas mains, and sewers will be installed to each lot. Ornamental street lights will be installed. There will be no poles on tract, as electricity is to be installed underground.

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Newspapers by ancestry
https://www.newspapers.com/image/380523934

Downloaded on Jun 24, 2021

president.

AUTOMATIC ELEVATOR TO SERVE NEW TRACT

An interesting feature of the new Hollywood-Highland-avenue tract, opened last week, will be a community electric automatic elevator, by which residents in the tract will be lifted to the top of the hill, where their homes will be located. The garages will be located at the foot of the hill, near the elevator.

All improvements are being installed by the subdividers as rapidly as possible. These will include paved streets, cement sidewalks, sewers, gas, and electricity, as well as street lights, and a number of ornamental features.

REALTOR'S CARAVAN

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Newspapers by ancestry
https://www.newspapers.com/image/385488782

The Los Angeles Times (Los Angeles, California) · Sat, Jul 13, 1929 · Page 16

Downloaded on Jun 24, 2021

PERMITS ISSUED

The following permits have been granted by F. G. Athearn, Commissioner of Corporations:

Holly Citrus Land Company. Real estate. Trustees, Jay Klinker, O. H. Thomee and C. A. Hamann. Permitted to issue 225 units at $100 each.

High Tower Elevator Association. To operate elevator. Officers, A. R. Newstrom, Fred S. Gallagher, Gilbert H. Beesemyer, Lemuel C. Bailey and H. E. McCroskey. Permitted to issue 20 memberships.

California Gasoline Corporation. To manufacture gasoline. Officers, E. E. Peacock, L. M. Harlow, Frank M. Kuhry, John McDuell and Thomas Kiddie. Capital 100,000 shares of no par value. Per-

Del Mar Hills. Real estate. Officers,

Del Mar Hills. Real estate. Officers, R. C. H. Rupp, L. D. Hollingsworth, A. R. Renshaw, Charles Woerner and Dave F. Smith. Capital 12,500 shares, $100 par value. Permitted to issue 11,427 shares.

Del Mar Valley Lands. Real estate. Officers, C. R. H. Rupp, L. D. Hollingsworth, A. R. Renshaw, Charles Woerner and Dave F. Smith. Capital 15,000 shares, $100 par value. Permitted to issue 9,520 shares.

E. Byron Siens, Inc. Real estate. Officers, E. Byron Siens, Maurice C. Myers, D. E. Varden. Capital 20,000 shares, $10 par value. Permitted to issue 2500 shares.

Grayson Appliance Company, Ltd. To manufacture heating appliances. Officers, J. H. Grayson, H. V. Grayson, J. E. Blackman, Charlotte Blackman and J. B. Kasal. Capital 10,000 shares, $10 par value. Permitted to issue all.

Incorporate Investors. Real estate. Officers, E Klein, O. Gros, H. Stein, J. Medway, T Robbins, S. Cherman and D. Cherman. Capital 2400 shares, $10 par value. Permitted to issue all.

Sickow Borax Mines Consolidated, Inc. Borax mining. Officers, John K. Sickow, D. N. Thomson, D. Howard, J. J. Donovan and C. Worth Norton. Capital 40,000 shares, $10 par value, and 160,000 shares of no par value. Permitted to issue 15,500 preferred and 60,000 common shares.

Commonwealth Properties, Ltd. Building. Officers, R. E. Mon, R. J. Buchanan, John W. Dullen, Roy Work and C. Roy Smith. Capital 20,000 shares, $10 par value. Permitted to issue all.

United Pipe Line Treating Company. To manufacture pipe line cleaning devices. Officers, Ernest H. Adams, Florence Burnett and R. B. Waterhouse. Capital 100,000 shares, $1 par value. Permitted to issue all.

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Newspapers by ancestry
https://www.newspapers.com/image/608111601

Downloaded on Jun 27, 2021



Fred S. Gallagher in Business for Himself

Fred S. Gallagher, nearly six years with the Platt Music Company, began business for himself today, opening with a full line of pianos and talking machines at 627 South Broadway. Gallagher was secretary and manager for the Platt company and is well known in music circles and to the piano trade.

Associated with him will be Thomas J. Quinn, a Detroit capitalist, and J. F. Montgomery, well known in commercial circles in Los Angeles.

On leaving the Platt company he was presented a solid gold watch by Mr. Platt and a gold-mounted billfold by the employes of the company in token of the esteem in which he is held by them.

Westlake Masons to Give Christmas Ball

Westlake lodge, F. and A. M., No. 392, is to give an entertainment and Yuletide ball tomorrow evening at Kramer's hall. The lodge has a membership of almost 1000. Those in charge of the affair are: Dr. Kelso Barnett, chairman; B. Frank Wayne, jr.; Walter Berger and George L. Morgan. It is planned to make this one of a series of Yuletide events to be given by Masonry in this city.

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Newspapers by ancestry
https://www.newspapers.com/image/682879732

Downloaded on Jun 24, 2021

Fred S. Gallagher to Build New Home in Morning Glory Tract

Fred S. Gallagher, subdivider of Morning Glory Terraces, has sold his home at 2060 North Highland avenue and plans to build a new residence in his tract. The site selected for his new dwelling is a choce location at the top of the elevator in Morning Glory Terrace and practically overlooking the Hollywood bowl.

The location is one of the prettiest in Hollywood. High above the city, away from the dust and noise of city traffic; cool and clean all the read round—it's an ideal place to live, according to Gallagher.

The lot selected by Mr. Gallagher will have its individual garage at the foot of the elevator, and will have the advantages of the sewage system, the underground conduits for telephone and electric light wires.

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Philip Ahn

Newspapers by ancestry
https://www.newspapers.com/image/580668892

Downloaded on Sep 24, 2021

JIMMIE FIDLER
VIEWS OF HOLLYWOOD

Philip Ahn picked a soft, cozy, comfortable chair in his Hollywood hilltop home and went into a deep-thinking bout. He had been doing feature roles in the movies since 1936—lots of movie roles—but they came sometimes after long intervals of waiting.

What to do to build up a bulwark of security? Go into business? What business? Then he remembered a fabulously growing district known as Panorama City, not too far from Hollywood. He bought a large section of land, built on it his Moongate restaurant and crisscrossed the remainder in white lines for a thousand parked cars. Today his Moongate is the showplace of San Fernando Valley and popular beyond Philip's dreams.

Philip Ahn, of Korean ancestry, hardly had opened for business, when big movie roles started falling all around him. You'll see him in "The Left Hand of God" at New Fox Theater and "Love Is a Many Splendored Thing" at the Chinese, his very newest.

This fine thespian, born in Los Angeles and has never seen the land of his ancestors, speaks faultless English. He is one of a limited few of Orientals who have achieved the heights in filmland, and the only one of Korean parentage, so far as I can learn. Roles for the Oriental type are not too plentiful, and since the field is limited, Philip hasn't always been working—but he hit stardom while doing it.

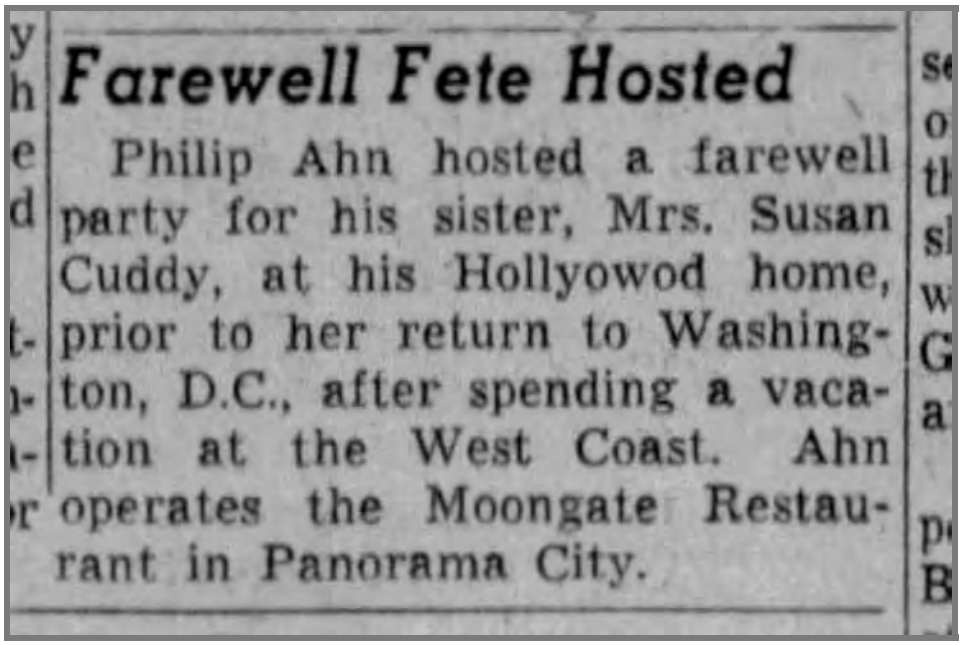
He broke into pictures with Bing Crosby, and since then has appeared with such big names as Mae West, Edmond O'Brien, Ruth Roman, William Holden, Humphrey Bogart, Jennifer Jones, Burt Lancaster and Alan Ladd. He served two years in the U. S. infantry during World War II. I find Philip Ahn to be one of the most interesting movie celebrities I have ever known.

Treat The Family To
CINERAMA on LABOR DAY
MONDAY, SEPT. 5th · 3 Shows 2, 5 and 8:30 · Tickets At Box Office

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Newspapers by ancestry
https://www.newspapers.com/image/580066945

Downloaded on Sep 24, 2021



Farewell Fete Hosted

Philip Ahn hosted a farewell party for his sister, Mrs. Susan Cuddy, at his Hollyowod home, prior to her return to Washington, D.C., after spending a vacation at the West Coast. Ahn operates the Moongate Restaurant in Panorama City.

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

5-16

Phillip Ahn Leads Busy Life While Attending School

By Lois Atkins

He smiled when asked during a recent interview to name the activities in which he had participated at S. C.

"Being only a sophomore," Philip Ahn said modestly, "naturally I haven't done very many things. I've been on the all-university committee, taken part in the School of Speech production, "The Princess Marries the Page," and now I am assistant in Dean Bacon's office, president of the Cosmopolitan club, and chairman of the international relations committee."

Not very many things! And besides, add to this imposing list the outside activities which have called him away from the work he s doing for the university in his various capacities. Philip, an American-born Korean, spent three weeks in San Francisco with the company of "Merrily We Roll Along," in which he had the role of an oriental valet.

"I've played bits in motion pictures, too, but for real constructive aid in the art of the drama I prefer the stage," Ahn explained.

His real interest, however, in is foreign commerce. Now enrolled in the Los Angeles University of International Relations—in fact, it was the reknown of this school which brought him to Troy for his college training, he complimented graciously—Ahn expects to enter trade relations between the United States and China after his graduation in 1937. His father, engaged in foreign trade, is now in his native land, and although Philip has never been in Korea, that he will be able to see it soon is his wish.

Following his graduation from Los Angeles Polytechnic high school, Ahn spent two years working in his family's rice fields in Colusa—"Roughing it with the men," he laughed. "It was fun for a while, but I'm glad I'm back at school."

Newspapers by ancestry
https://www.newspapers.com/image/702128889

Downloaded on Sep 24, 2021

CHAMBER OF COMMERCE DAY

Panorama City to Install Philip Ahn as 'Hizzoner'

Philip Ahn, motion picture and television actor, will be installed as honorary mayor of Panorama City, Monday at noon, at the first annual Panorama City Chamber of Commerce Day luncheon in the Panorama Bowl, 8750 Van Nuys Blvd.

Attending the ceremonies will be officials from state, county and local government. Representing state government will be Assemblyman Tom Carrell, Assemblyman Tom Bane, and Assemblyman Lou Cusanovich. County representatives will be Supervisor Warren M. Dorn and his field secretary James Moran.

Local government representatives will be Councilman Ernani Bernardi from the Seventh District, and Ronald Ellensohn, field secretary to Mayor Samuel Yorty.

Supervisor Dorn will be the principal speaker saluting the Panorama City Chamber of Commerce for its outstanding activities during the past year.

Starred in Pictures

Phil Ahn, since starting his acting career in 1937, has appeared in more than 200 motion pictures and television shows — having worked for hundreds of different directors and numerous producers in Hollywood and Europe.

Ahn is well known in Panorama City, as he owns and operates the Moongate, one of the Valley's finest restaurants. Ahn attended the University of Southern California, is American of Korean extraction and was born and raised in Los Angeles.

He has played in pictures with Bing Crosby, Gary Cooper, Madeline Carroll, Mae West, many famous stars and has worked out of the Desilu, Four-Star, Screen Gems, Warner Brothers, Revlew, MGM and Universal International Studios.



PHILIP AHN
Honorary Mayor

Not long after World War II began, he was drafted into the infantry. He attended Officer Candidate School, unwittingly passed up an assignment in the OSS as a diplomatic officer, and was sent on a Special Services assignment to Ft. Benning, Ga.

Operates Business

One of his major projects there was a production of "You Can't Take It With You," using all-Army cast.

Even though Phil usually has as many parts as he can handle (his credit list attests to that), he points out that an "Oriental" type occasionally will hit hills in casting when there is no work for him. He realized this even at the start of his career, and he decided to insure against the lean periods by operating a business on the side. Most Oriental actors do this, he says.

Dennis R. Faust Graduated from Reserve Training

Dennis R. Faust, airman apprentice USNR, son of Mr. and Mrs. Lesley O. Faust of 11355 Penrose St., Sun Valley, was graduated from recruit training of the Naval Air Reserve six months program at the Naval Air Reserve Training Unit, Memphis, Tenn.

Faust will enter the technical training phase where he will learn the skills of an aviation ordnanceman in school at the Naval Air Technical Training Command, Jacksonville, Fla.

He is one of 1500 candidates trained under this program annually.

English Spoken

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Newspapers by ancestry
https://www.newspapers.com/image/684652543

Downloaded on Sep 24, 2021

Panorama C. of C. Day Rites Set

PANORAMA CITY—Fritz B. Burns, president of Fritz Burns and Associates, will be featured speaker at Panorama City's annual Chamber of Commerce Day on Tuesday, May 5.

Main feature of the day will be a noon luncheon in the Panorama Room, Western Federal Savings & Loan, 14600 Roscoe Blvd.

Award presentations will be made to retiring chamber officers. Representatives from the County Board of Supervisors and the Mayor's office will be present.

Philip Ahn, honorary mayor of Panorama City, will be master of ceremonies. Reservations may be made by calling the Chamber office at 781-8671. Price for the catered luncheon is $2.50.

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Newspapers by ancestry
https://www.newspapers.com/image/580481220

Downloaded on Sep 24, 2021



ART CENTER — Philip Ahn, center, honorary mayor of Panorama City, looks over plans for an art center being built on Van Nuys boulevard. Planned for the center are the Encino Picture Frame Co. factory and offices, a retail picture- frameshop, a show gallery and an art supply center. With Ahn are Robert Medvin, left, owner of the business, and David Latham, Panorama City Chamber of Commerce president.

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Newspapers by ancestry
https://www.newspapers.com/image/381474277

Downloaded on Sep 24, 2021



O. K. Werner
Times photo

New Chamber Leader Lists His Projects

PANORAMA CITY—O.K. Werner intends to keep the Chamber of Commerce membership hopping during 1963.

Moments after his election to the presidency of the business group Monday, Werner, manager of a department store, called for intensified activity.

"My first project as chamber president," he declared "will be to set in motion a drive to create an image of Panorama City as a lively one-stop shopping center.

Cites Plans

"We will call the attention of all Valley residential areas to the community through identification and signs. Then we'll follow through with all major projects already under way such as the Raymer Street railroad underpass."

Werner, a past president of the Spokane, Wash., Retail Trade Bureau, one of the nation's liveliest business organizations, said he will move to increase chamber membership under the slogan "Member Per Man Per Month."

Other chamber officials named at the Panorama Bowl elections were:

G. W. Hogan and Bill Stewart, vice presidents; A. B. Clark, secretary, and Dave Latham, treasurer.

New board members elected include William B. Brodnax, Bill Kubach, Melvin McKinney, Hogan and Clark.

Installation of the new offices is scheduled for Jan. 26 at Sprotsmen's Lodge in Studio City, with honorary mayor Philip Ahn as installing officer.

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Newspapers by ancestry
https://www.newspapers.com/image/382343857
The Los Angeles Times (Los Angeles, California) · Thu, Nov 10, 1966 · Page 189
Downloaded on Sep 24, 2021

Rotary Plans Breakfast and Program

PANORAMA CITY — The third annual pancake breakfast sponsored by Panorama City Rotary Club will be held Saturday, Nov. 12, from 8 a.m. to noon at Hughes Market parking lot, 14620 Parthenia St.

The event will feature the 115-member Claud Hoppers Band, according to Otto Ernst, chairman.

Displays of crafts by the Woodcraft Rangers, prizes and an appearance by Philip Ahn, honorary mayor of Panorama City, also will be featured.

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Newspapers by ancestry
https://www.newspapers.com/image/30303130

Downloaded on Sep 24, 2021

SAN FERNANDO VALLEY
Living
ETHEL M. TAYLOR, Editor



BEHIND scenes action in Mayor Sam Yorty's office finds Mrs. Irving Wieder, Mrs. Ross Huntley, Edward Martinez and Mrs. David Simmons, from left, making plans for Mayor's Ball and International Conference Jan. 27 and 28. Red carpet treatment will be given visiting dignitaries from throughout world. Service and hospitality programs are planned for two days of events.



FLAGS from many countries will be displayed during Mayor's Ball and Los Angeles International Visitors and Sister Cities Conference. Assisting with plans are Mrs. Victor Carter, left, Phillip Allen, honorary mayor of Panorama City, and Mrs. Sterling Wilson.



Red Carpet Out for Visitors

By WANDA HENDERSON

The City of Angels steps into its most enjoyable role when the Mayor's Council for International Visitors and Sister Cities stages the Mayor's Ball Friday, Jan. 27, at the Ambassador Hotel, and the International Conference on Jan. 28 at the Statler-Hilton.

A party so big it will take two ballrooms to stage it—entertainment, Hollywood's best—an international guest list with dignitaries from the five continents of the world—City Hall and top luxury hotels rolling out the red carpet—and hundreds of civic volunteers joining talents will create a memorable conclave headed by Mayor Sam Yorty, official host for this Greater Los Angeles gala.

The fun-event, designed to salute the social as well as the service side of the city's hospitality program, will be an occasion for flags flying, pomp and protocol. But once the personages have stepped through the formal reception lines, Southern California's warm and friendly hospitality will take over.

Dine and Dance

Partygoers at the Mayor's Ball will dine in the Embassy Room and dance in the Coconut Grove. They will be entertained by a line-up of stars including Jimmy Durante, Tony Martin, John Conte, Hanna Arend and the Xisale Men from ASCAP. Ben Oakland, Jimmy McHugh, Ned Washington, Wolfie Gilbert and Sammy Fain.

Tuxedoed Oakland and Dan Shapiro will keep Dick Sainlie's two bands swinging "Los Angeles, Los Angeles," a song they have turned on especially for the evening, while the Mickey Finn gang will liven up the scene with a toe-tapping banjo beat.

Mayors to Attend

The black-tie evening will focus attention on Los Angeles' Sister Cities by honoring the mayors of Bordeaux, France; Eilat, Israel; Nagoya, Japan, and Salvador, Bahia, Brazil.

Honorary ball chairman Mrs. Sam Yorty with Mrs. Ferdinand Mendenhall and Mrs. Victor Carter, ball cochairmen, will share in welcoming guests of honor with Sister City chairmen Leo Hirsh, Si Russek and Florence Rosenberg.

Mayors and their emissaries who will be attending are Mayor Joseph Levy and Mrs. Levy of Eilat; Mayor Nelson Oliveira of Salvador, and Vice Mayor Bennis and Mrs. Benais of Bordeaux.

Mayor Sugaito of Nagoya will be represented by two civic leaders, Takami Nakashima, chief of parks and landscaping, and Takeyoshi Nishio, chief of planning.

Volunteers are working with Mrs. Harriett M. Wieder, conference staff liaison, and Frank O'Sullivan, chief administrative assistant.

Name Committee

Included on the executive steering committee are Mrs. Walter Beachy, chairman of hostesses; Walter P. Coombs and Mrs. Sterling Wilson, conference cochairmen; Mmes. Norman Tassog, Bert Bergess Malouf, Earl Freshmen, Ben Oakland, Larry Greene, Otis Welthon III, William Holzhauser, Henry Taecker Jr., A. E. England, George Perry, Keith Kenyon, Nat Dumont, Milan Roven, George Arotaro and Thomas Malouf.

More are Mmes. David Simmons, Robert Bully, Charles Luckman, Lulu Aihara, Maurine Russell, Laurie Moss, Pauline Hopkins, Helen Knopf, Pandora Hollister, Fioraline Blackwell, Sanford Ullman, William Gruver, Donald Gift, Lloyd Hand, Ronald D. Olmsted, John Robinson, Anthony Starcevic, Dr. Ralph J. Kaplan, Tom Hawkins, the Francis Lengyers and Reese Gilreaths.

Philanthropic organizations with an international program have joined forces to participate in this hospitality exchange. They are B'nai B'rith Women, Districts Four; Delta Sigma Theta sorority, International Orphans Inc., Junior League of Los Angeles, Les

Continued on Next Page

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Newspapers by ancestry
https://www.newspapers.com/image/30463593

Downloaded on Sep 24, 2021

Panorama City CC Installs Stan Livingston President

Continued from Page Four

py with even a small improvement."

Budinger recalled the merchants' decision to forego lighted Christmas decorations as a gesture of cooperation in the energy crisis and said the darkened business district had taken some of the gaiety out of Christmas for shoppers.

Four Recognized

Recognition was accorded four individuals for the service to Panorama City.

James A. Adams received the chamber's Citizen of the Year Award. Adams' credits include work as president of Central Valley Boosters Association (a police support group), past president of Kiwanis Club, and active member of International Orphans Inc. and the Mid-Valley YMCA.

O. Henry Jr. was made honorary life member of the chamber's board of directors. He had been saluted at a retirement luncheon last year.

Took Off Wig

George C. Grey, who has been transferred out of the area to manage the Broadway Store in Hollywood, was honored with a community service award. He has served 10 years on the board of directors.

Philip Ahn was saluted for beginning his 13th year as honorary mayor of Panorama City. Ahn, who plays one of the shaved-head masters in the television series, "Kung Fu," surprised members by pulling a wig off his head as he spoke.

About 60 members of the audience left with door prizes donated by Panorama City businesses.

Paul Brown organized the banquet. He was assisted by Georgia Lamb and Miss Panorama City 1974, Teri Gillette, in the drawing of door prizes.

First Lady Says Nixon Healthy; Affirms Faith

WASHINGTON (UPI) — A tense Pat Nixon today had said the President "is in great health and I love him dearly and I have great faith."

The First Lady came in great health and I love him dearly and I have great faith."

Mrs. Nixon said most of the women who had come through the receiving line told her they "had faith in

Sears

FACTORY AUTHORIZED TIMEX WATCH REPAIR SERVICE

We are factory authorized for repairs under the Timex guarantee.

For watches that are out of guarantee, the charge is small.

Genuine TIMEX Electric Watch Energy Cells available.

Sorry, no mail orders.

Copyright © 2021 Newspapers.com. All Rights Reserved.

Powered by Newspapers.com

Newspapers by ancestry
https://www.newspapers.com/image/382363890

Downloaded on Oct 22, 2021

WARTIME VILLAIN

Philip Ahn—Really Not Such Bad Guy

BY PAUL HENNIGER
Times Staff Writer

In "The Bad Guys," William K. Everson's book about the actors you love to hate and hiss, Philip Ahn is listed No. 1 in the picture index. But in real life, he is nice guy personified.

The man once branded "leering yellow monster" in movies is now 56, with 30 years of character acting experience behind him, 13 years as a successful restaurateur and six years as reigning honorary mayor of Panorama City. Hardly the bad guy image.


Philip Ahn

Ahn was the Korean kid who, back in the mid 20s, used to live above the laundry at 1st and Figueroa in Los Angeles. While still attending high school, he used to drive his teenage sweetheart, a budding actress named Anna May Wong, to a movie studio in her car because she didn't know how to drive.

Miss Wong was working on her first big movie with Douglas Fairbanks. And one day the great swashbuckler spotted Ahn waiting in the car for Anna. He insisted that Ahn make a screen test.

"I'll never forget that day," recalls Ahn, his classic Oriental face breaking into a broad grin. "Still wearing my make-up, I proudly came home to tell mother the great news. 'No son of mine is going to get mixed up with those awful people,' she shouted. I wasn't allowed out of the house for the next three days."

But mothers have a way of forgiving, and when Ahn got a second chance, she relented. He was a foreign commerce student at USC when director Lewis Milestone, filming one of those "rah-rah" stories using football players as extras, opened the door again.

"When Mr. Milestone first heard my voice he said, 'Sorry, I wanted someone who can speak pidgin English,' said Ahn in his perfect English diction. "But when I got to the door I thought, this is silly, of course I can speak pidgin English. So I turned to him and said, 'Oh, so sollie, honorable sir. Me no talkie light lay, so go byo, chop, chop.' That did it. I got the part."

Movie Character Roles

That was the start of some 275 movie character roles. During the war years Ahn and colleagues like Richard Loo and Keye Luke played hated Japanese war lords in dozens of flag-waving movies.

"Naturally I longed to play a good Korean for a change," he lamented. "But they always needed me for bad guy parts. Many of my friends were already in the service, and I had hoped to be drafted. But producers kept getting me deferments for these roles."

Ahn was glad when he finally got in the service. For one thing, it brought a halt to the "hate" letters he received from people who didn't realize he was, in effect, already serving his native United States by working in war propaganda movies.

Ahn wasn't always the bad guy. In "The Story of Dr. Wassell" he had a part he considers his best. Cecil B. De Mille directed. Nobody ever worked for De Mille without vividly recalling the experience.

"Now I'd heard that he was an s.o.b. to work for, so when I got a call from C.B. to see him, I quaked a bit," Ahn remembered. "There I was, standing in front of the king, with all his entourage fitting about me, putting on and taking off different wardrobe. C.B. seemed dissatisfied. Finally he walked up to me and asked my opinion. I wasn't about to anger him so I liked everything.

"He gave me one of those knowing smiles and said, 'No doubt you've heard I'm an s.o.b. . . . but not all of the time. You don't have to like the costume.'"

Doubts Dispelled De Mille's

Ahn still had some doubts about De Mille's conduct, but they were dispelled the first day on the set. C. B. bowled him over when, on the crowded set, he rushed up to Ahn, threw his arms around him and hugged him, saying, "Happy landing!"

In TV, Ahn still portrays an occasional bad guy in nonsensical spy spoofs. But in making a recent "Time Tunnel" for ABC at 20th Century-Fox he had a strange experience.

"I played a doctor in the U.S. who was called to the tunnel," he explained. "I looked as a Pacific isle 20 years ago and supposedly saw my son, a Japanese soldier, still fighting. And I had the weird feeling that was me 20 years before. I was playing father and son!"

Relaxing in his Monrovia Restaurant, Ahn reflected on the maddening pace of TV. "There's never time to develop a character," he sighed. "But I always remember what Lewis Milestone taught me. Take the time to read the whole script first. Then portray your character to yourself under the conditions of the story. Memorize it, then act from the head and heart. The face will take care of itself."

Ahn opened a fortune cookie, put on his glasses, and smiled as he read: "Enjoy life, have fun, trust your instincts about people."

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Actors Protest Asian Typecasts: ACTORS
Los Angeles Times (1923-1995); Oct 30, 1976; ProQuest Historical Newspapers: Los Angeles Times
pg. B1

Actors Protest Asian Typecasts

More than 100 actors of Asian ancestry joined Friday to protest typecasting on the basis of racial orgin and to demand their rights to play such roles as Shakespeare's "Hamlet" and Chekhov's "Masha."

"Where is the law, the regulation, the code that restricts us from functioning fully as actors?" asked the actor Mako, who has a starring role in the Music Center production, "Pacific Overtures."

At a press conference at the Music Center, Mako said the unwritten practice of casting Japanese, Chinese or Korean actors only in Japanese, Chinese or Korean roles must be abolished.

"Or else we would all have to have cosmetic surgery done on our faces and change our names to Anglo-Saxon ones and try to infiltrate that way," he said.

"An Irishman can play an Italian or a Frenchman can play an American," said Philip Ahn, a veteran character actor of Korean ancestry who has played Japanese, Chinese, Filipino, Eskimo, Malaysian and Korean roles.

"Suddenly," Ahn said, "after working 40 years in the industry, I find I am only allowed to play Korean (roles)."

Please Turn to Page 12, Col. 1

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

ACTORS

Continued from First Page

"We do not all look alike," Sumi Haru, cohostess of a KTLA television program, said.

"For many years we were not even allowed to play ourselves," said Miss Haru, who is of Filipino ancestry. A Filipino friend of hers, she said, had been turned down for a Filipino role in a film solely because she didn't "look Filipino."

The practice of casting Orientals as stereotype China-dolls, laundrymen, house boys and gardeners is "discriminatory and unconstitutional," the group stated, and "an insult to our talents."

"Let's drop this ethnicity," said Mako, who was nominated for an Academy Award for his role in the movie, "The Sand Pebbles."

"The next time they are casting Shakespeare there shouldn't be any 'we are looking for black types. We are looking for yellow types,'" he said. "They should be looking for actors."

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

Ted's
LIQUOR STORES has FREE DELIVERY

ONE-STOP SHOPPING
- LIQUOR-WINE
- GROCERY & DELI ITEMS
- KEG BEER
- CHAMPAGNES
- PARTY SUPPLIES
- CASE DISCOUNTS

From East Valley
761 - 5176
From Los Angeles
877-4121
From West Valley
984-3222

Ted's + PIZZA Patio
DELIVERS
Call 980-3220

SHRIMP
BROASTED CHICKEN
COMBINATION PIZZA
DINNERS
SPAGHETTI
RAVIOLI
SALAD
ROLLS

CATERING TO STUDIO CAST and CREW PARTIES

PHIL AHN... FRUSTRATED SUCCESS



AVID GARDNER- Ahn likes to putter in the garden of his Northridge estate when he has a few minutes to spare.

By John Ringo Graham

If Phil Ahn is frustrated, he is trying hard not to show it. His palacial home in Northridge is filled with rare antiques and exquisite furniture given him by the government of Korea and other heads of states he has met, his career is flourishing with more than 300 pictures to his credit, and his famous Moongate restaurant in Panorama City is booming, yet his one ambition in life remains unsatisfied.

The ambition is to play a Korean on the screen. Phil himself is of Korean ancestory, and his father, Chang Ho Ahn is now considered by the people of that nation to have been the literal father of modern Korea. The elder Ahn wrote the words to the current national anthem, and worked all his life for the liberation of his country from Japanese rule.

Dozens of books have been written about Chang Ho's career, and his memory is honored throughout the country once a year. Yet, in more than 30 years of acting, his son has never been given a Korean role to play. He has been a Chinese, Japanese (dozens of times) and a few other types in between, but never a Korean. He hasn't despaired of achieving his goal, in fact he is now actively working on a project that is certain to bring recognition to him as a Korean.

Ahn hopes to bring one of the famous Pearl Buck novels to the screen whose setting is in Korea. When this happens, it will fulfill a life-long ambition. In the meantime, Ahn is busy with his regular career which makes big demands on his time. Television shows and motion picture work fill his days with challenging assignments, but in his free time, Ahn goes to Veteran's hospitals, and makes tours of the Orient to encourage wounded soldiers who are in military hospitals.

He has traveled thousands of miles on

these quests, and makes his time available to worthy causes. Because of his civic minded attitude, he was elected Honorary Mayor of Panorama City, and has remained in this post for several years. Ahn frequently travels to other Southland communities in his official capacity. During ceremonies in Buena Park for the ground breaking of the new Movie World Cars of the Stars Museum, Ahn joined the mayor, Chamber of Commerce president, Chamber Manager, owner, James Brucker, Sr., and many other officials in welcoming the new attraction to Orange County.

When the subject of his father comes up, Ahn can hold the interest of friends for hours as he recites the exploits and achievements of the famous revolutionary. The elder Ahn didn't use guns to overthrow the illegal Japanese rule, but resorted to education instead. He sensed early in his life that he needed to understand the Western mind and politics in order to help his people.

After getting one of the first passports ever issued by Korea, Ahn and his wife set out for America. Until this time, Korea was known as "the hermit Kingdom." It discouraged foreign travel by it's people and didn't welcome outsiders who wanted to visit the backward nation. After arriving in San Francisco, the Ahn's who had the highest formal and cultural education it was possible to gain in Korea, started to attend American schools.

The pair attended kindergarten first and worked their way up through the grades until Chang Ho Ahn was a fully educated man in all phases of European culture and studies. Armed with this knowledge, he returned to his homeland to work for the freedom of Korea. Traveling about the land, he preached the gospel of Japanese rejection to the masses of Korean's who knew almost nothing of the outside world.

He was alternately feted and hunted by the ruling Japanese prince who ran the affairs of Korea, since his ideas were dangerous to the control of the tiny country by the hated occupation forces of Japan. When the Japanese prince thought he could win Ahn over with kindness and flattery, he did so. Failing in this, he would resort to force, but the wily revolutionary managed to stay a few steps ahead of his tormentors, reappearing in unexpected places to continue his campaign of overthrow by education.

Chang Ho Ahn never lived to see the realization of his lifetime dream, the establishment of the Republic of Korea. He died in 1938 in a Japanese hospital



FAMOUS PATRIOT- Chung Ho Ahn, is revered in Korea in the same way George Washington is honored in America as the Father of his country.



READY FOR WORK- Ahn is on call at a moments notice and may go to any part of the world for a motion picture roll.



MUSIC FAN- Ahn spends his evenings listening to stereo records when he is home.

inside China where he was captured during the fall of Shanghai. The greatful people of Korea, however, have never ceased to honor the man who worked for more than 40 years to free them from the bonds of enforced slavery.

During World War II, Phillip Ahn was cast in dozens of propaganda films that stirred up hate for the Japanese. The roles he played were usually Japanese soldiers who tortured American flyers and soldiers for information. The pictures were so successful at building hate among audiences, he was personally attacked by people who took the movies seriously. Hate mail, threats on his life, and other manifestations of his unpopularity soon convinced Ahn the only way to stop it was to quit being an actor and join the Army – which he did.

He served with distinction throughout the war and returned to his career after the closing of hostilities. He has never stopped working since. Even though he has found it frustrating not to play a Korean, Phillip Ahn is certain to remedy the situation himself with the production of his own film dealing with Korea. As the old saying goes, if you can't get someone else to do a thing – do it yourself. Ahn takes the statement literally.

LOVE This SALE

• Look tempting? It is. Because right now House of Today is offering this elegant bedroom collection at fabulous savings!

Dramatically accented with Mediterranean styling, each piece is exquisitely crafted of true grain hardwoods, hand rubbed for the ultimate in beautiful perfection.

Choice of five sumptuous tones including Spanish Oak, pumice, avocado, white.

To further enhance the uniqueness of this selection, all doors and headboards are available in all wood, matching velvet, or antiqued glass. All panels are reversible with matching wood back.

COMPLETE 4 PIECES including
• Oversized 78" dresser • 2 beautiful twin mirrors • Choice of king, queen, full headboard.

save $159.

$495. *terms of course*

expert free decorating service

Commodes and matching armoire at equal savings.

HOUSE OF TODAY

in North Hollywood 12035 Victory Blvd. (1 block East of Laurel Canyon)

PO 6-2288 • TR 7-7024 • 984-3342 Mon., Wed., Fri. til 9 • Tues., Thurs., Sat. til 5 • Sun. 12-5

Newspapers by ancestry
https://www.newspapers.com/image/580396429

Downloaded on Sep 24, 2021

Joan Dew's...



Male Call

Actor Phil Ahn Plants Firm Roots In Valley

Philip Ahn, number one son of a number one Korean statesman, and veteran actor of more than 300 films says he has planted his roots firmly in the San Fernando Valley.

"My family (two brothers, two sisters and his mother) and I are all Northridge residents now and all partners in The Moongate Restaurant which I started eight years ago in Panorama City."

Phil is a bachelor. He dresses with exceptional good taste and his conversation reveals the advantage of a cultural background from both the East and the West. And contrary to the sinister personality he often portrays on the screen, he is extremely witty and cheerful.

HIS FATHER, the late Chang Ho Ahn, was instrumental in aiding Korea to gain independence from Japan in 1919. The senior Ahn was a leading political figure and has been called that country's Abraham Lincoln. He died prior to World War II while a political prisoner in a Japenese military hospital. This year the Republic of Korea honored his memory by presenting its highest award, the Founders Medal, First Class, to Mrs. Ahn.

Although Phil works regularly as an actor, both in television and motion pictures, he manages to spend a great deal of his time personally supervising operations at the Moongate.

"We made the restaurant a family corporation," he said, "with each member an officer. The only trouble we had was with our Korean names, since the children are all first generation.

"PHONETICALLY, I was Pi-lip and became Philip. Su-san became Susan and Su-rah became Sarah. Hai-run, our mother, became Helen, and Pil-sun became Philson. These were easy, but I had one brother left for whom we couldn't find an English equivalent—Pil-yung. We call him Ralph!"

When Phil bought his home in Northridge it was Early American. He has now converted it to Chinese Modern and has used many items from his collection of Oriental artifacts in the interior decor.



Philip Ahn

His most recent purchase was two vases he bought while visiting Korea this year.

"I paid next to nothing for them," he said, "and when they arrived here I had them made into lamps. A friend suggested I have them appraised and I was happily surprised to find they were valued at close to $1,000."

IN ADDITION to re-doing the interior of the house Phil has put his hobby, gardening, to use on his spacious grounds and the landscaping of his home is now one of the loveliest in the area.

He recently completed filming the role of the district attorney in "Diamond Head," soon to be released by Columbia, and is now busily engaged in enlarging his restaurant.

"We hope to be finished by Mother's Day," he said, "when the Moongate will be three times the size it is now with all new tropical and Oriental decor inside. Panorama City is growing so fast that we have to expand to keep up with it."

Copyright © 2021 Newspapers.com. All Rights Reserved.

Powered by Newspapers.com

Newspapers by ancestry
https://www.newspapers.com/image/390248718

Downloaded on Oct 22, 2021

officials said.

About 400 people looked on as Asian actor Philip Ahn was posthumously honored with a star on the Hollywood Walk of Fame. Representatives from various sectors of the Korean community were present at the ceremony held on Hollywood Boulevard shortly after noon today, according to Hollywood Chamber of Commerce spokeswoman Monique Moss. Ahn, who was honorary mayor of Panorama City for 20 years, was considered a pioneer in getting roles for Asians in the American movie industry, according to Moss. Ahn was believed to be the first Korean-American born in the city of Los Angeles, Moss said. His father was a leader in the independence struggle in their native country and after Philip's birth returned to Korea to continue his activities. Ahn died in 1977 at age 72 after acting in 57 movies "with every star that ever lived," Moss said.

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Kurt Cobain

Friday, June 18, 2021

Latest:

Introducing The Dee Gees. Wait–isn't that actually the Foo Fighters in disco disguise?



Search

Ongoing History of New Music Podcast

Each week, the podcast looks at something from the alt-rock universe, from artist profiles to various thematic explorations. Whatever the episode, you're definitely

A Hollywood Hills house once owned by Kurt and Courtney is for sale. But...

May 20, 2021 Alan Cross 2 Comments Courtney Love, Hollywood Hills, Kurt Cobain, Real Estate, Sotheby's

Back in 1992, flush with cash from the sales of both Nirvana's Nevermind and Hole's Live Through This, Kurt Cobain and Courtney Love moved into a three-bedroom Asian-influenced Craftsman house in the Hollywood Hills at 6881 Alta Loma Terrance in the Hollywood Hills. With a two-story living room, three full baths, and view of Hollywood, it sounds like a great place, right?

Er, no. The listing reads "The property has fallen into disrepair and is a major fixer. It will not qualify for traditional financing."

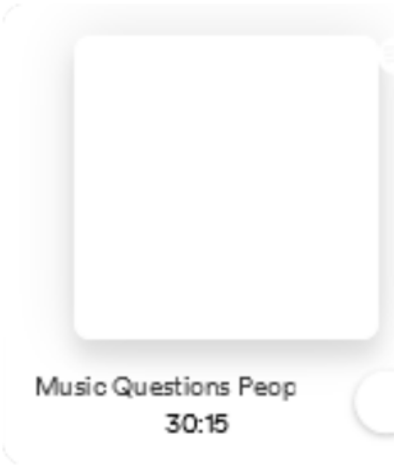
This is, of course, is not the fault of the Cobains. By late 1993, they were out of this place and living at 171 Lake Washington Boulevard East in Seattle. That place recently sold again for US$7.5 million.

Still, if you have the Property Brothers on speed dial, you might want to consider this purchase. At US$998,000 (and considering the state of the place, that's probably negotiable), this could be an amazing fixer-upper. And you could brag that you (a) live in the house where most of *In Utero* was written, and (b) probably have a lot of heroin in the floorboards.

Did I mention it needs work? Check with Sotheby's International Reality if you're planning to make a bid.

else. Trust us on this.

Listen Here



Listen on Apple Podcasts

Listen on Google Podcasts

LISTEN ON Spotify

LISTEN ON STITCHER

Podcast – The Backstage Project

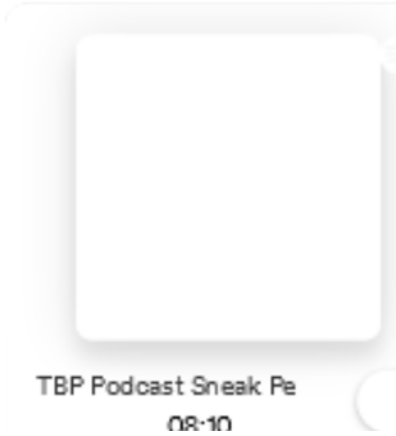






The Backstage Project Podcast with Mark Silver focuses on the stories behind the biggest and best entertainment products, events, and companies. We go behind the scenes with amazing people who have done or are doing extraordinary things to entertain you, the audience. From sporting events to concerts, from cable tv to music apps; if it's made an impact on the entertainment world, we cover it.

Listen Here





Recent Comments

TB on A Continuing, Very Serious Anthropological Study: Where Did the Special Lyrics in Billy Idol's Version of "Mony Mony" Come From?

Ian m Morgan on RIP Blackie Dammett, the colourful father of the RHCP's Anthony Kiedis

Brad on You know those stories of people finding a valuable painting in a thrift store? It happened with a David Bowie painting in Northern Ontario. [More detail added]

Tom DeLonge has actually sent something into space. | When Tom Delonge's not working to expose the truth behind Unidentified Aerial Phenomena (something he's been really good at), he's working with his band on Ex-blink-182 man Tom DeLonge has new UFO videos

A Journal of Musical Things A new Hip way to support The Unison Fund on My Word: Hip fans raise $40,000 for Unison Fund with Courage masks

← Travis Barker of blink-182 is selling some of his gear. Want in?

The Backstage Project – Sports & Entertainment Podcast

Just in time for the long weekend: A Simpsons-themed stoner metal band →



Alan Cross

is an internationally known broadcaster, interviewer, writer, consultant, blogger and speaker. In his 30+ years in the music business, Alan has interviewed the biggest names in rock, from David Bowie and U2 to Pearl Jam and the Foo Fighters. He's also known as a musicologist and documentarian through programs like The Ongoing History of New Music.

You May Also Like



Look Who's Up for the RnR Hall of Fame This Year: NIN, Green Day, Smiths, NWA

October 9, 2014 0



Radiohead says commission's findings into accident 'too late' for victim's family

November 21, 2020

0



It's Time for the Annual Gathering of the Juggalos.

July 31, 2015 0

2 thoughts on "A Hollywood Hills house once owned by Kurt and Courtney is for sale. But..."

The Custodian of Toronto Sports – Richard Peddie in conversation with TBP Podcast EP 033 May 27, 2021

Over a 20+ year span, as the Toronto pro sports scene evolved from older venues and stands filled with blue and white (Leafs, Blue Jays, Argonauts) to a more intense red (Raptors, TFC), and grand coliseums that define the city's skyline, there is one sports executive in particular who ownership looked to. We're of course [...]

Mark Silver

The Ultimate Backstage Pass – David Kines in conversation with TBP Podcast EP 032 May 17, 2021

In today's everything-on-demand world, it may be hard for anyone born post-Y2K to answer a simple question, "where do you watch music videos?" A reasonable answer would be YouTube, Apple Music, or maybe even Tiktok. Prior to the dawn of YouTube in 2005, the answer was easy. MTV if you're American, and of course [...]

Mark Silver

Gamifying the Movie Theatre Experience – Aaron Silverberg in conversation with TBP Podcast EP 031 May 9, 2021

People yearn for live experiences that they can share with others. Though fan and crowd-based events



Photos by Tatiana Tensen

Kurt Cobain and Courtney Love's One-Time L.A. Abode Just Sold

The Hollywood Heights house that the duo rented in the '90s, while both were writing landmark albums, hit the market for $998k

By Oren Peleg - June 2, 2021

Sale of the Hollywood Heights home where Kurt Cobain and Courtney Love once lived is being finalized. The property, which has fallen into deep disrepair, was listed for $998,000, though the sale price hasn't been publicized.

The home is a two-story, 2,458-square-foot, three bed, three bath Craftsman-style home built in 1921. "I've heard from a dozen people, but it's unconfirmed, that the house was originally built for a famous Chinese American actress," says Tatiana Tensen, an agent with Sotheby's International Realty Los Feliz, who represented the seller. She adds that between the 1950s and '80s, the home belonged to actor Philip Ahn.

Beyond its Cobain-Love connection, a main selling point of the home is that it is part of the legendary High Tower Elevator Association, and comes

with a key to the elevator. The cluster of homes above the High Tower Elevator were featured prominently in the 1973 film *The Long Goodbye*. Additionally, the house is about 600 feet from the Hollywood Bowl—maybe not ideal for a quiet summer night, but "when the Beatles came to play the Bowl, this was the house to be at," Tensen explains. "Apparently, there were 100 people on the roof listening to the show."

Kurt and Courtney House *1 of 10*



In 1992, Cobain and Love rented the house where they each began writing landmark '90s albums. Cobain wrote most of Nirvana's final studio album, *In Utero*, in the upstairs closet. The process was documented in Patty Schemel's documentary *Hit So Hard*. Meanwhile, Love began writing Hole's second studio album, *Live Through This*. The couple also lived there when their daughter, Frances Bean Cobain, was born.

The home has since become a popular destination for Nirvana fans to visit and post about to YouTube. As Tensen notes, several of the people interested in the house were big fans of Nirvana, "including one guy who had a tattoo of Nirvana on his ankle."

Sale of the home is set to close this week, but neither the final sale price nor buyer have been publicly disclosed. Ryan Hanke, of Figure8 Realty,

represents the buyer.

Stay on top of the latest in L.A. news, food, and culture. ***Sign up for our newsletters today.***

USA TODAY

CELEBRITIES

Courtney Love remembers Kurt Cobain on what would have been their 28th wedding anniversary

Charles Trepany USA TODAY

Published 9:23 p.m. ET Feb. 25, 2020

Courtney Love is remembering Kurt Cobain, 28 years after their wedding.

Cobain, the front man for Seattle grunge band Nirvana, married Love in 1992. He was found dead of a self-inflicted gunshot wound in his Seattle home two years later.

In a heartfelt Instagram post Monday, Love remembered their wedding day in Honolulu.

"I recall feeling deeply delighted, dizzy, so in love, and knowing how lucky I was," she wrote. "This man was an angel."

Along with the caption, Love shared a photo of her and Cobain on the special day. In the picture, the couple smile in front of the ocean, each holding a bouquet of flowers. Love wears a white wedding dress, and Cobain a checkered button-down.

The last 28 years haven't been easy for Love, who wrote she has faced "torturous" and "chaotic" challenges. She added she knows Cobain has been looking out for her through it all.

Kurt Cobain death-scene photos will not be released, court rules

"It almost tapped my resilience," she wrote. "but between Kurt's strange amazing divinity, and the honor of a few true friends... I'm here now. It'll be ok."

Love added she still can imagine Cobain on the beach, "rocking in the free world."

Cobain and Love share a daughter, Frances Bean Cobain. She was 20 months old when her father died.

Kurt Cobain's daughter Frances Bean reveals guilt for inheritance from man 'I've never met'

Contributing: Jimmy Bernhard, KING-TV, Seattle

Newspapers by ancestry
https://www.newspapers.com/image/192893595

Downloaded on Jun 28, 2021

CA_E_33_E33_LA_1_03-28-04_su_1_CMYK
2004:03:24:22:56:22

Los Angeles Times
CALENDAR
SUNDAY : PART II

E33
Theater
Music
Dance
Art
Architecture

March 28, 2004

calendarlive.com

Theater: Marian Seldes on a play (and career) spun through with theatrical royalty. Page 33

Theater: Interspecies rituals, dances with ghosts. Ken Roht has ideas. Lots of them. Page 36

Dance: From dreams, lyrical dramas and infinitesimal movements, Jiri Kylián sculpts. Page 42

Art: The Getty showcases 'Photographers of Genius' from its collection of 100,000 images. Page 43

POP MUSIC

His last L.A. days

At the peak of his fame, Kurt Cobain hid from the rock scene and tried to lose himself in a world of paint.

By Chantal R. Cuevas
Special to The Times

Seattle

THE magnolia trees are in bloom again in the Denny-Blaine neighborhood. In this hillside enclave of lavish lawn mansions and waterfront estates, wealthy homeowners employ a phalanx of gardeners to keep the blossoms fine-tuned. But amid the Martha Stewart-like affluence is another more somber spring ritual. During the first week of April, a purple patch becomes ground zero for a steady stream of mourners paying homage to the memory of Kurt Cobain. It was in Denny-Blaine, while living in a three-story mansion just to Viretta Park, that Cobain committed suicide in April 1994.

The tributes come daily to this quiet community, some from faraway states or nations, all touched in some way by the music of Cobain and his band, Nirvana. The 10th anniversary of Cobain's death will bring even more fans, media and curiosity-seekers to Viretta Park, where every square inch of each park bench is covered with messages. "This is Kurt's Park now," one person has written in black marker on a shed. "I miss you," says another, echoing the sentiment of many. They've become message boards of mourning.

Cobain's shadow over music remains remarkably large, considering that Nirvana enjoyed only three years in the national spotlight. When the album "Nevermind" came out in 1991, Nirvana became a superstar band almost overnight, and "Smells Like Teen Spirit" became the ultimate teen anthem.

By the time Cobain died, he seemed permanently linked to the Seattle music scene and the phenomenon of grunge. Yet when the band — Cobain, longtime bassist Krist Novoselic and drummer Dave Grohl — released "Nevermind," none of the members even lived in Seattle. ("We couldn't afford it," Novoselic jokes.) Cobain wrote most of his songs while living in Olympia, Wash., and Seattle was his home for only the last year and a half of his life.

He spent most of 1992 in Los Angeles, a time much less is known about. In an apartment on Spaulding Avenue, at the height of his fame, he put down his guitar, picked up a paint brush and contemplated a life without music. For several months he was ensconced in a mad world of creation. He painted, using acrylics and oils, but at times he mixed his own blood, semen, cigarette ash and fecal matter into his medium. It was astonishing work. Most of it has only been seen by his closest friends.

Cobain died at 27. The music he created in the last year of his life was some of his best, which leaves critics and fans to forever wonder about what might have been. But none of the Cobain "what ifs" are as fascinating as the one that imagines his quitting the spotlight of the music business and retreating to the world of art. It was an option. (See Cobain, Page E43)



AS FATHER: Kurt Cobain, who died in April 1994, with daughter Frances, now 11. She was born to Cobain and Courtney Love while they lived in L.A.

Copyright © 2021 Newspapers.com. All Rights Reserved.

Powered by Newspapers.com

Newspapers by ancestry
https://www.newspapers.com/image/192893697

Downloaded on Jun 28, 2021

CA_E_45_E45_LA_1_03-28-04_su_1_CMYK
2004:03:24:22:57:19

The rocker's private art

[Cobain, from page E27] he talked about frequently with his closest friends and the turn that might have saved his life.

Artistic talent recognized

When he was growing up in Aberdeen, a town of 16,000 in southwestern Washington, drawing was Cobain's first love. His family quickly noticed his skill. "Even when he was a little kid, he could draw a picture of Mickey Mouse that looked perfect," remembers grandfather Leland Cobain.

In high school, he won an art contest, the first recognition of his artistic talent. "He had both the ability to draw, and a great imagination," his art teacher Bob Hunter observes. Some of Cobain's classwork was controversial, including an illustration of Michael Jackson holding his crotch.

At 20, Cobain moved to Olympia. He lived with girlfriend Tracy Marander in a $300-a-month apartment, unsuccessfully tried to get illustration work and spent his days painting or board games he bought in thrift stores. "I gave him his first and probably only commission," his friend Amy Moon recalls. "I had a dream, and I wanted him to paint it. He told me to pick a canvas for him, since he couldn't afford the $10 it would cost. The painting was amazing — exactly as I had described the dream."

When he wasn't painting, he was practicing guitar or writing songs for his other great love — Nirvana, which he and Novoselic had formed in 1987. His songwriting improved, and Nirvana began to tour extensively, eventually signing a $287,000 deal with Geffen Records' DGC label. In April 1991, the band spent six weeks cutting "Nevermind" in Sound City Studios in Van Nuys.

During that L.A. stay, Cobain met Courtney Love, and romance ensued. On a late-night walk, they discovered a dead bird. He pulled three feathers off its wing: "Take one is for you, this is for me, and this is for our baby we're gonna have." They both laughed at his melodrama. Love remembers. Two months later, she was pregnant.

They married in Hawaii in February 1992 and moved to Los Angeles. By then "Nevermind" was the biggest album of the year — it would go on to sell more than 10 million copies. They didn't move to L.A. for fame — by then Cobain was the foremost star in rock — but instead they sought a level of anonymity they wouldn't find in the Northwest.

Though Nirvana kept getting offers to tour, Cobain turned down million-dollar deals and chose rarely to step inside his two-bedroom apartment in a stucco building in the Fairfax district. Love didn't drive, and Cobain rarely did. He ate at Canter's, bought expensive hi-fi gear at Silo, and retreated to painting and anecdotes, using the latter in hopes of inspiring the former.

800 feet of canvas

Friends who visited in summer 1992 found a full working artist's studio in the Spaulding apartment. "He had 100 square feet of canvas," says Jesse Reed, Cobain's best friend from high school. "He was talking of quitting music and opening his own gallery."

The work was striking. One painting was a modernistic bright orange background with a dressed dog foods hung from the center of the canvas on a string. Another showed an alien, on puppet strings, with a mushroom, shrunken penis, a small cat pierced in front the center looking like something from a Lewis Carroll story.

Many of the creations were multidimensional and had bits of flowers, newspaper clippings and broken porcelain doll parts adhered to them. The themes: death, birth, reincarnation, sexuality, heaven and hell. Ghosts hid behind crosses; images of fetus-spotted bugs erect penises. Love's pregnancy played into his artistic themes, and he did dozens of paintings across depictions of a sonogram image. Cobain had long suffered from a mysterious stomach ailment and he told friends some paintings were his attempt to visualize the pain.

Though their time on Spaulding represented Cobain's greatest immersion in painting, it was short-lived. Pressure had built for Nirvana to tour, and while the couple were busy one weekend, the apartment flooded. They were forced to move, and most of Cobain's art that wasn't destroyed went into storage, where it has remained. Though he continued threatening to quit the music business, art again became secondary to leading Nirvana.

Kurt and Courtney moved to a rental house on Alta Loma, in the Hollywood Hills, that had been used in the location by Robert Altman's "The Long Goodbye." It was their home when their daughter, Frances, was born at Cedars-Sinai. The birth elated Kurt, but he went mad when a Los Angeles County social worker, citing a Vanity Fair article mentioning their drug problems, began trying to take their child from them. He came to the hospital with a pistol, attempting to persuade Love to join in a double suicide. He grabbed the gun from him, she has said, but it was the beginning of a downward spiral that over the next two years would include multiple suicide attempts, frequent drug overdoses and bouts of depression.

The court action over Frances forced Kurt into rehab. On the first of at least five recovery attempts he made. After one rehab stay in late 1992, they moved to a Seattle hotel, leaving L.A. for good.

In March 1993, Nirvana finished "In Utero" at a studio in Minnesota, and a week after the sessions ended, the couple were given unrestricted access to their daughter for the first time in eight months. "In Utero" seemed an appropriate title for a new father, but Kurt had wanted to call the album "I Hate Myself and I Want to Die."

On Jan. 18, 1994, they bought a $1.15-million mansion in Seattle's Denny-Blaine. It was a house that would have fit into the hills of Bel-Air, though some wondered about the windows of a celebrity living adjacent to a public park. Kurt barely had time to move in before Nirvana began a tour of Europe, which would prove to be the band's swan song.

After only 18 shows, Cobain emerged covered in sickness and canceled the tour. On March 4, he attempted to take his own life in Rome by swallowing 60 tablets of the sedative Rohypnol. He miraculously recovered. Yet before he arrived back at his Seattle home, he had persuaded drug dealers to stash heroin in the foliage of his backyard. His last attempt at rehab lasted only 48 hours. He spent the first few days of April trying to avoid police, private detectives and friends who were searching for him. On April 5, in a greenhouse on his estate, he took his own life with a shotgun. In his one page suicide note, he asked the pronoun of how his lifelong stomach pain and the despair he felt at not enjoying music anymore.

Hallowed ground

His body wasn't discovered until April 8, three days after his death, leaving mourners confused over when, and how, to honor him. "April 8 has to be one of the most important days in Seattle history and, of course, one of the saddest," says KNDD-FM program director Pat Manning. The station plans to play only Nirvana on the anniversary, and perhaps some Alice in Chains.

(In a bizarre twist, coroners believe April 8 was also the date of death for Ja-ime in Chains singer Layne Staley in 2002. Staley's body went undiscovered for weeks, making the time of death difficult to establish.)

Unlike Elvis Presley, Kurt has no grave, which is part of the reason the park is the de facto hallowed ground. Love sold the Denny-Blaine house in 2000 and moved to Los Angeles, where her own troubles continued. The new owners have put up privacy fencing and landscaping. The greenhouse was torn down in 2003.

Most Nirvana fans knew that Cobain was cremated and his ashes scattered in a number of spots, including Olympia. But few knew that there is a share of Cobain left in Denny-Blaine — some of his remains were also sprinkled around the magnolias, willow trees and rhododendrons in the neighborhood. For an artist who valued ashes and his own body fluids into his paintings, this living landscape seems appropriate.

Two years after his death, Cobain's songs remain treasured/fondly influential. He is on the cover of no fewer than 10 magazines this month, and Nirvana's music has experienced a resurgence of radio play. "Rock of the '90s" has become a hit radio format, primarily nurtured on "classic" Nirvana. Cobain's place in the Rock and Roll Hall of Fame could not be more assured.

Since his death, there have been three posthumous Nirvana albums, raising the continued interest of the more significant. Love controls the Cobain estate and, with Novoselic and Grohl, also oversees Nirvana. The trio have been watchful of over-commercializing Kurt.

The private artist Cobain, the painter, has never been put on display to the public (although one of his paintings is on the cover of 1993's "Incesticide"). There's been some talk, though, of a gallery exhibit, which might give him in death something he never got in life: serious attention as a visual artist. "He was truly very talented," Novoselic told me once. "If you look at his drawings, and the stuff that he did even as far back as high school, it was really good. He was an artist, really, in every sense of the word. In every village there's a carpenter and a blacksmith. Well, Kurt, he was the village artist."

Charles R. Cross wrote "Heavier Than Heaven: The Biography of Kurt Cobain," (Hyperion, 2001). He is writing a biography of Jimi Hendrix.



PAINTER. *Abandoning music in favor of the world of art was an option Cobain spoke about with his friends, and even at the height of his fame he put down his guitar and picked up a brush. He said some of his paintings were an attempt to visualize the pain that he experienced from a mysterious stomach ailment.*



IN MEMORIAM: *Visitors to Viretta Park, north of Seattle honor tribute Cobain had lived, regularly pay tribute on anniversary of the musician's death*



IN CONCERT: *Cobain sits at the front of the stage playing guitar as Nirvana bassist Krist Novoselic performs during a Los Angeles performance in 1993.*

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Attachment 5: Copies of Building Permits

Bldg. Form 2

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

2

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings

CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM NO. 6 FIRST FLOOR CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

Lot 21 Tract 36 Block 42/70 Maps.
(Description of Property)

Dist. No. M. B. Page F. B. Page

No. 6871 Alta Loma Terrace
(Location of Job)

..... Street

O. K. City Clerk By Deputy.

O. K. City Engineer By Deputy.

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Dwelling No. of Rooms 5 No. of Families 1
2. Owner's name R. Marguerite & Mansfield Phone Holly 4827
3. Owner's address 2115 Highland Ave
4. Architect's name J. C. Messenger Phone
5. Contractor's name self Phone
6. Contractor's address
7. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} $ 3500.00
8. Any other building now on the lot? No How used?
9. Size of proposed building 35 x 35 Height to highest point 15 feet
10. Number of Stories in height One - with store room under portion of house Character of ground Reinforced concrete foundations
11. Material of foundation Concrete Size of footings 16" x 12" Size wall 8" Depth below ground 12"-6"
12. Material of chimneys Brick Number of inlets to flue 1 Interior size of flues 8 x 8
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 3 Ceiling joist 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
Second floor joists 2 x 8 Specify material of roof Shingles
14. Will all provisions of State Dwelling House Act be complied with? Yes

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here) R. Marguerite Mansfield
(Owner or Authorized Agent) By J. C. Messenger

OVER

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued.
20014	Plan Examiner.	Merrill Clerk.	RECEIVED AUG 22 1924

3

APPLICATION : ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

DIST. MAP 151.5-185	1. LEGAL LOT 21	BLK.	TRACT 3653	
ZONE R-2	2. BLDG. ADDRESS 6881 Alta Loma Tr.			APPROVED ITB
FIRE DIST.	3. BETWEEN CROSS STS. Broadview Terr. AND Highland			
INSIDE X KEY	4. PRESENT USE OF BLDG. Residence		NEW USE OF BLDG. Same	
COR. LOT REV. COR.	5. OWNER Phillip Ahn Ph. HO 75040			
LOT SIZE 50 x 75	6. OWNER'S ADDRESS Above			
REAR ALLEY X SIDE ALLEY 5	7. CERT. ARCH.		STATE LICENSE NUMBER	
BLDG. LINE Hills	8. LIC. ENG.		STATE LICENSE NUMBER	
AFFIDAVITS	9. CONTRACTOR Owner		STATE LICENSE NUMBER	
BLDG. AREA	10. SIZE OF EX. BLDG. X STORIES HEIGHT			
SPRINKLERS REQ'D. SPECIFIED	11. MATERIAL EXT. WALLS: ☐ WOOD ☐ METAL ☐ CONC. BLOCK ☐ STUCCO ☐ BRICK ☐ CONCRETE		ROOF CONST: ☐ WOOD ☐ STEEL ☐ CONC. ☐ OTHER	

3 6881 Alta Loma Tr.

VALIDATION LA47006	JUN 29 56	60092	B — 2 CK 3.00
TYPE V / GROUP R-1 / MAX. OCC.	JUN 29 56	60093	B — 1 CK 19.00
DIST. OFFICE L. A.	PC $3.00	B. P. $9.00	
C. OF O. ISSUED	I.F. 10 [illegible]		

DWELL. UNITS	12. VALUATION; TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. $ 2000.00	VALUATION APPROVED
PARKING SPACES	13. SIZE OF ADDITION X STORIES HEIGHT	APPLICATION CHECKED Ogan
GUEST ROOMS	14. NEW WORK: MATERIAL EXT. WALLS / MATERIAL ROOF	PLANS CHECKED
FILE WITH	I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.	CORRECTIONS VERIFIED
CONT. INSP.	SIGNED	PLANS APPROVED
		APPLICATION APPROVED 6-27-56
Crit. Soil Grading	This form when properly validated is a permit to do the work described.	

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

F B-3—75M Sets—11-54

Attachment 6: Zimas Parcel Report

City of Los Angeles
Department of City Planning

11/5/2021
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
6877 W ALTA LOMA TER

ZIP CODES
90068

RECENT ACTIVITY
CHC-2021-9228-HCM
ENV-2021-9229-CE

CASE NUMBERS
CPC-2016-1450-CPU
CPC-2002-6583-SP
CPC-1986-831-GPC
ORD-167943
ORD-164721
ORD-129279
ORD-128730
ENV-2016-1451-EIR
ENV-2009-832-CE

Address/Legal Information	
PIN Number	151-5A185 156
Lot/Parcel Area (Calculated)	3,750.0 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID E3
Assessor Parcel No. (APN)	5549027021
Tract	TR 3653
Map Reference	M B 42-70
Block	None
Lot	19
Arb (Lot Cut Reference)	None
Map Sheet	151-5A185
Jurisdictional Information	
Community Plan Area	Hollywood
Area Planning Commission	Central
	South Valley
Neighborhood Council	Hollywood Hills West
Council District	CD 4 - Nithya Raman
Census Tract #	1897.02
LADBS District Office	Los Angeles Metro
Planning and Zoning Information	
Special Notes	None
Zoning	R2-1XL
Zoning Information (ZI)	ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
	ZI-1224 Specific Plan: Mulholland Scenic Parkway (Outer Corridor)
General Plan Land Use	Low Medium I Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	Yes
Specific Plan Area	MULHOLLAND SCENIC PARKWAY (OUTER CORRIDOR)
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5549027021
Ownership (Assessor)	
Owner1	FIELDER,ARTHUR J III
Address	1895 W ADAMS BLVD LOS ANGELES CA 90018
Ownership (Bureau of Engineering, Land Records)	
Owner	BRYANT, KAREN S.
Address	6879 ALTA LOMA TERRACE LOS ANGELES CA 90068
APN Area (Co. Public Works)*	0.086 (ac)
Use Code	020V - Residential - Double, Duplex, or Two Units - 4 Stories or Less - Vacant Land
Assessed Land Val.	$28,659
Assessed Improvement Val.	$0
Last Owner Change	06/14/2021
Last Sale Amount	$1,500,015
Tax Rate Area	67
Deed Ref No. (City Clerk)	978764-5
	907118
	1446167
Building 1	No data for building 1
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5549027021]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	Yes
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Not Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5549027021]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Public Safety	
Police Information	
Bureau	West
Division / Station	Hollywood
Reporting District	625
Fire Information	
Bureau	West
Batallion	5
District / Fire Station	76
Red Flag Restricted Parking	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-2002-6583-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	PROPOSED DESIGN AND PRESERVATION GUIDELINES PURSUANT TO THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN.
Case Number:	CPC-1986-831-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	ENV-2009-832-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ENVIVRONMENT CLEARANCE TO ADD SUSTAINIBILITY GUIDELINES TO THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN DESIGN AND PRESERVATION GUIDELINES

DATA NOT AVAILABLE

ORD-167943

ORD-164721

ORD-129279

ORD-128730

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

ZIMAS INTRANET

LARIAC5 2017 Color-Ortho

11/05/2021

City of Los Angeles
Department of City Planning



Address: 6877 W ALTA LOMA TER
APN: 5549027021
PIN #: 151-5A185 156

Tract: TR 3653
Block: None
Lot: 19
Arb: None

Zoning: R2-1XL
General Plan: Low Medium I Residential

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Philip Ahn/Kurt Cobain Residence			Former residence of notable person(s)
Other Associated Names:			
Street Address: 6881 Alta Loma Terrace		Zip: 90068	Council District: 4
Range of Addresses on Property: 6877-6881 Alta Loma Terrace		Community Name: Hollywood	
Assessor Parcel Number: 5549027023	Tract: TR 3653	Block: None	Lot: 19 & 21
Identification cont'd: Also includes APN 5549027021			
Proposed Monument Property Type: ◯ Building	◯ Structure	◯ Object	◯ Site/Open Space ◯ Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1921 ◯ Factual ◯ Estimated	Threatened? Private Development
Architect/Designer: Daniel C. Messinger	Contractor:
Original Use: Residential	Present Use: Vacant/Residential
Is the Proposed Monument on its Original Site? ◯ Yes ◯ No (explain in section 7) ◯ Unknown (explain in section 7)	

3. STYLE & MATERIALS

Architectural Style: Craftsman, Japanese		Stories: 3	Plan Shape: Square
FEATURE	*PRIMARY*		*SECONDARY*
CONSTRUCTION	Type: Wood		Type: Select
CLADDING	Material: Wood board and batten		Material: Select
ROOF	Type: Combination		Type: Select
	Material: Composition shingle		Material: Select
WINDOWS	Type: Double-hung		Type: Fixed
	Material: Wood		Material: Wood
ENTRY	Style: Corner		Style: Select
DOOR	Type: Paneled, unglazed		Type: Select

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.

1921	Construction of house
circa 1956	Porch enclosure and enlarge two windows (no permit available)
1956	Grading

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

☐ Listed in the National Register of Historic Places	
☐ Listed in the California Register of Historical Resources	
☐ Formally determined eligible for the National and/or California Registers	
☐ Located in an Historic Preservation Overlay Zone (HPOZ)	○ Contributing feature ○ Non-contributing feature
✔ Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s): SurveyLA
Other historical or cultural resource designations:	

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

✔	1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
✔	2. Is associated with the lives of historic personages important to national, state, city, or local history.
✔	3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

7. WRITTEN STATEMENTS

This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.

A. Proposed Monument Description - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

B. Statement of Significance - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

8. CONTACT INFORMATION

Applicant

Name: Adrian Scott Fine	Company: Los Angeles Conservancy	
Street Address: 523 West 6th Street, Suite 826	City: Los Angeles	State: CA
Zip: 90014	Phone Number: 213-623-2489	Email: afine@laconservancy

Property Owner Is the owner in support of the nomination? ○ Yes ○ No ○ Unknown

Name:	Company:	
Street Address:	City:	State:
Zip:	Phone Number:	Email:

Nomination Preparer/Applicant's Representative

Name: Jenna Snow and Kathryn McGee	Company:	
Street Address: 14900 Magnolia Blvd., P.O. Box 5201	City: Sherman Oaks	State: CA
Zip: 91413	Phone Number: 323-317-3297	Email: jenna@preservingbuildings.com

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT
NOMINATION FORM

9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

APPLICATION CHECKLIST

1. ✔ Nomination Form
2. ✔ Written Statements A and B
3. ✔ Bibliography
4. ✔ Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digitial copy of the main photo to: planning.ohr@lacity.org)
5. ✔ Copies of Primary/Secondary Documentation
6. ✔ Copies of Building Permits for Major Alterations (include first construction permits)
7. ✔ Additional, Contemporary Photos
8. ✔ Historical Photos
9. ✔ Zimas Parcel Report for all Nominated Parcels (including map)

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.	
X	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
X	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
X	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Adrian Scott Fine	10-22-2021	Adrian Scott Fine
Name:	Date:	Signature:

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources
Department of City Planning
221 N. Figueroa St., Ste. 1350
Los Angeles, CA 90012

Phone: 213-874-3679
Website: preservation.lacity.org

7. WRITTEN STATEMENTS

A. Proposed Monument Description

The following description is based on visibility from the public right-of-way as well as photographs included in a recent real estate listing (Attachment 2). The interior is not accessible.

Site

The Philip Ahn/Kurt Cobain Residence, located at 6877-6881 Alta Loma Terrace in Hollywood on a walk street, is not accessible to vehicular traffic. The High Tower, a short distance from the property, provides elevator access from the associated garage on High Tower Drive, five flights below. Alta Loma Terrace follows a ridge above the Hollywood Bowl to the north,[1] sloping down from west to east while the property drops off considerably to the north.

The one residential building is a single-family home that encompasses nearly the entire parcel on which it sits while the parcel to the east is undeveloped and serves as a side yard to the house. The residence is placed close to the walk street with only a shallow setback. A tall, solid wood wall extends from the residence to the west and includes a solid gate. Tall bamboo is planted within the setback along the east side of the house. A fence runs along the side yard to the east. A low, rubble stone wall separates the house from the side yard, which is planted with a handful of mature trees that are overgrown and not recently pruned. A contemporary chain-link fence nearly bisects the property along the north while a tall, wood fence separates the property to the adjacent one to the west. A stone walkway/staircase runs along the fence and the west elevation of the house. A brick fireplace is located downhill to the north of the residence.

Exterior

The Philip Ahn/Kurt Cobain Residence is designed in a Craftsman style with Japanese influences visible in the slightly flared corners of the roof eaves, rafter tails stamped with gold, floral design, and horizontal arrangement of lights within the windows. The residence is two stories with a partial basement along the north elevation. The side gable on hip roof has widely overhanging eaves and visible rafter tails that extend beyond the roofline and curve upward. The residence is finished in wood board-and-batten siding, arranged horizontally on the basement and first floor and vertically on the top floor. Fenestration consists of double hung wood sash with the upper sash taller than the lower sash.

The primary elevation faces south toward Alta Loma Terrace and is three bays wide. The primary entrance is located in the east bay. Due to the slope of the site, the entrance is accessed by a short flight of wood stairs set against the building. The stairs have a simple wood railing with unadorned wood newel posts at the bottom and vertical slats. The primary entrance consists of two, contemporary wood panels, which are currently protected by plywood. The center bay on the first floor contains a trio of windows. The west bay at the first floor steps out from the plane of the elevation and is topped by a shed roof. Windows are arranged on the three visible sides of the bay with small windows facing east and west and a wider window facing south. On the top floor, a pair of windows is located in the east bay, two small single windows are in the center bay, and a single window is in the west bay.

[1] Alta Loma Terrace generally runs northwest to southeast. For ease of description, it is assumed it runs east-west.

The east elevation is also three bays wide. Entrance to the basement is located in the center bay and consists of a single, panel door. Two windows flank the entrance to the south, one of which is boarded up with plywood and the other protected by contemporary metal security bars. A door hidden by board and batten siding at the south side of the elevation likely accesses a storage shed. A large, fixed window is located in the north bay. The window is divided vertically into equal thirds, while each of the vertical divisions has horizontal muntins, dividing the center section in half and outer sections into unequal thirds. A terrace extends from the north bay, wrapping around to the north elevation. On the first floor of the east elevation, two, large, fixed, wood sash windows are located in the north and south elevations. Like the large, fixed window on the ground floor, these windows are also divided equally vertically, although into five sections. Horizontal divisions alternate between dividing vertical sections into halves and unequal thirds.

The north elevation is two bays wide. On the basement level, a pair of windows is located in the east bay while a glass door with two fixed sidelights is located in the west bay. On the first floor, two pairs of doors with glass lights lead out onto a shallow balcony. The balcony has a wood floor and wood railing with horizontal slats, broken up in places by short vertical pieces.

The shallow balcony and railing on the first floor wrap around the north elevation to the west elevation. The west elevation is three bays wide. At the first floor, a trio of small windows is located in the north bay. A secondary entrance is located in the center bay flanked by a single small window to the north. A short flight of wood steps leads to the secondary entrance. A pair of windows is located in the south bay. On the top floor, two windows are located in the center bay, one of which is a small, fixed window, while a single window is located in the south bay.

Interior

The one available image of the basement reveals a relatively large living area at the northeast side of the building. Floor finishes consist of contemporary tiles while ceiling tiles are placed atop of earlier finishes.

The interior is dominated by a double height living room that runs the length of the north elevation. The living room is centered on a fireplace in the north wall flanked on either side by pairs of doors that open onto the balcony, while built-in bookcases line the west wall. A half-turn stair in the southwest corner is a central feature, running east-west, with a distinctive geometric railing and a large bottom step that is curved at the edges. At the second floor, a balcony with the same geometric motif as the stair extends across the south side of the living room. Finishes in the living room include paneling along the walls and ceiling. An Asian-inspired light fixture that once hung from the ceiling is currently sitting on the floor. Floors are wood. A cased opening in the south wall of the living room leads to the dining room. A passage along the east side of the building leads from the living room to the front door and exhibits a stone panel of a dragon.

On the top floor, two bedrooms are accessed from the balcony hallway. A bathroom between is accessed from both bedrooms. The southeast bedroom has a large closet with built-in cabinets.

Alterations

The Philip Ahn/Kurt Cobain Residence was constructed in 1921. In addition to the original building permit, only one other permit for the property could be located, which was for grading in 1956.[2] The house appears to retain a high degree of integrity and has sustained few alterations over time. Historic photographs show that in the mid- to late-1950s the front porch at the southeast corner was infilled, becoming an interior space, and two other windows along the east elevation were enlarged.[3] As described more fully below, these alterations, which were completed by notable tenant Philip Ahn, have taken on significance over time.

[2] City of Los Angeles, Department of Building and Safety, "Application to Alter, Repair, Demolish," Permit #47006, June 29, 1956.

[3] Numerous historic photographs in the collection of Philip Ahn Cuddy were reviewed for preparation of this nomination but were not permitted to be included.

B. Statement of Significance

6877-6881 Alta Loma Terrace is significant under criterion 2 for its association with one of its most notable tenants, Philip Ahn, who lived at the house in between around 1952 through 1958. Philip Ahn was a Korean American actor and leader in the Korean American community. The residence is also significant under criterion 2 for its association with grunge rock musician and Nirvana front man Kurt Cobain, who lived at the property around 1992-1993. In addition to its notable tenants, the residence is significant under criterion 1 as one of the oldest houses in what is now known as the High Tower neighborhood in the Hollywood Heights area of Los Angeles. With its distinctive and unique configuration on walk streets, the High Tower neighborhood spans two ridges and is accessed by an elevator. Located on a ridge overlooking the Hollywood Bowl, 6877-6881 Alta Loma Terrace was occupied in the 1920s by the developer of the High Tower, Fred S. Gallagher. Finally, 6877-6881 Alta Loma Terrace is significant under criterion 3 for its unique architectural design in a Craftsman style with Japanese influences.

The period of significance for the property extends from 1921, when the residence was constructed, through 1993, when Kurt Cobain resided at the property.

Property History

The Philip Ahn/Kurt Cobain Residence at 6877-6881 was constructed in 1921, designed by D. C. Messinger. The original building permit was issued to Miss. R. Marguerite Mansfield for a five-room dwelling, 35-feet by 35-feet, for one family to be built at a cost of $3,500. In 1926, the house was advertised with the following description:

> For sale, on top of hill…No other view in the world like it. No traffic, no dust. Wonderful air. So quiet, so private, yet only 10 minutes walk from Hollywood Blvd. and Highland Ave. Unusually attractive 7-room house, very large studio living room with balcony and large fireplace. Three bedrooms, two very large. Two bath. Window drapes throughout included…Near Hollywood Bowl. Price $14,000.[4]

This description of the house aligns with how the house appears today.[5]

At the time the original building permit was issued, R. Marguerite Mansfield was living nearby at 2115 Highland Avenue though relatively little else is known about her life. One article provides that she was born in Los Angeles around 1892 and "at one time had a school of dramatic art in Chicago."[6] The same article describes her as "casting director of the Roy H. Klumb Productions."[7]

[4] "Classified Ad," *Los Angeles Times*, February 21, 1926, 107.

[5] The Los Angeles County Assessor notes that a substantial addition was completed around 1928. No permit could be identified for this addition. As the house appears similar to historic photos from the 1920s, it can be inferred that it was constructed with two stories and a partial basement.

[6] "Movie Critic Mentions Miss Marguerite Mansfield," *Journal Gazette* (Mattoon, Il), May 24, 1922, 4.

The column goes on to mention that "Miss Mansfield is known to quite a number of Mattoon people." A small town in rural Illinois, it is unclear how R. Marguerite Mansfield could be known to residents of Mattoon.

[7] "In Filmland," *The San Francisco Examiner*, May 24, 1922, 19.

Located at 5107 Hollywood Boulevard, Roy H. Klumb Productions made "Daddy's Love" (1922) and "Lucky Thing" (never released). By 1923, Roy H. Klumb Productions went "on the financial rocks." (E.J. Fleming, *The Movieland Directory*, (Jeffferson, N.C.: McFarland & Company, Inc., 2004), 206; "Pulse of the Studios," *Camera*, June 19, 1920, 11; "Missing Murder Case Witness," *Los Angeles Evening Post-Record*, July 21, 1923, 1-2.)

By 1930, she was working as a governess to James E. Green's 5-year old daughter Darleen Green on Beachwood Drive.[8]

Daniel C. Messinger

Daniel C. Messinger (1875-1961)[9] was born in Nebraska and moved to Los Angeles by way of Arizona, where he worked as a farmer.[10] The 1910 U.S. Census shows Daniel Messinger working as a "house contractor."[11] The first published notice of his work was for a house at 765 Irolo Street in 1911 (not extant).[12] Starting in 1912, he advertised regularly in local newspapers, specifically for houses he designed. In 1912, an advertisement read, "Better Bungalows Built for Less. Money furnished. Nifty up-to-date plans. See me TODAY."[13] As time went on, his advertisements became increasingly wordy. A 1919 advertisement read, "When Noah built the ark labor was scarcer than at present, but he was successful because his plans and specifications were properly drawn. You can be equally as successful by using my plans…"[14] Advertisements became newspaper columns, and in 1924, he had a semi-regular column in the *Hollywood Daily Citizen.*[15]

Throughout his career, Daniel Messinger was referred to variously as a contractor, builder, architectural designer, and architect though he does not appear to have been a licensed architect. He worked with other builders, supplying them with designs, as well as individualized designs, such as two "Spanish style bungalows" he prepared for G.W. Harrocks and D.H. Harrocks in Hollywood (1919, 1722 Courtney Ave and 1726 Courtney Ave, extant).[16] The profession of architecture was still in its adolescence throughout the U.S. and especially in Los Angeles in the beginning of the twentieth century. There were few architecture schools throughout the country and correspondingly few trained architects. Trained architects tended to design high style buildings for wealthy clientele. More common were builders or contractors, such as Daniel Messinger, who often adapted house designs from popular pattern books.

Daniel Messinger maintained an office at 6526 Hollywood Boulevard, at the corner of Hudson Avenue. While U.S. Census records indicate he continued to work as a building contractor through 1940, he is mentioned in newspaper articles and his own advertisements only in the 1920s.

<u>High Tower Neighborhood</u>

A 1922 advertisement proclaimed:

> How often have you said, 'I would love to live up on the hills overlooking Hollywood and Los Angeles if it were not for that long, tiresome climb' …your desire…can now be realized…An automatic electric passenger elevator will be

[8] 1930 United States Federal Census, Los Angeles, Los Angeles, California, Page: 12B, Enumeration District: 0071.

[9] State of California, *California Death Index, 1940-1997*, (Sacramento, CA: State of California Department of Health Services, Center for Health Statistics).

[10] *1900 United States Federal Census, Township 3, Maricopa, Arizona Territory*, Page: *3*, Enumeration District: *0026*.

[11] *1910 United States Federal Census, Los Angeles Assembly District 70, Los Angeles, California*, Roll: *T624_81*, Page: *3A*, Enumeration District: *0253*.

[12] "Building Permits," *Los Angeles Express*, August 25, 1911.

[13] "Classified Ad," *Los Angeles Times*, September 19, 1912, 11.

[14] "Classified Ad," *Los Angeles Times*, September 7, 1919, 65.

[15] See for example, D.C. Messinger, "1924 to be Big Era for Building," *Hollywood Daily Citizen*, February 2, 1924, 10.

[16] "Spanish Bungalow," *Los Angeles Times*, November 30, 1919, 11.

> installed without cost to the property owners, and will take you quietly to the level on which your house is located.[17]

6877-6881 Alta Loma Drive is one of approximately 40 parcels in what is now known as the High Tower neighborhood.[18] The property is located in Tract #3653, which was subdivided in 1920 by William S. Henderson of Salt Lake City (see Map 3). The tract is located immediately adjacent to the Hollywood-Highland Avenue Tract, which was subdivided by Fred S. Gallagher and his partners.[19] Both tracts are not accessible to vehicles and are reached only by walk streets. To make the steep climb up several flights of stairs easier, Fred Gallagher conceived of the idea of an elevator to the top of the hill. The High Tower, located at the terminus of High Tower Drive, is flanked by 23 garages, owned by residents of the houses above, with additional garages located at the base of Broadview Terrace at La Presa Drive and Alta Loma Terrace near Highland Avenue. Ownership of the garage for the Philip Ahn Residence has stayed with that of the house. David Gebhard and Robert Winter describe the High Tower as a "bit of whimsey, a small-scale version of the extravagances at Bologna."[20] Opened in April 1922[21] and designed by Carl Kay, the High Tower is designed to appear like an Italian campanile, or bell tower. Access to the elevator is limited to those who have a key, which was originally given to twenty "members."[22] It is interesting to note that the Hollywood Bowl, located immediately adjacent on the north side of the ridge, was officially opened on July 11, 1922, contemporaneous with the High Tower.

Born in 1878 in Canada, Fred S. Gallagher, developer of the High Tower and Hollywood-Highland Avenue Tract, immigrated to the United States in 1900, becoming a citizen in 1917.[23] He married Myrtle Johnston in 1902 in Chicago, Il. and the couple had five children. By 1913, he had moved his family to Los Angeles, where he worked at Platt music company and lived nearby his future development at 2060 Highland Avenue. In 1919, he opened his own music store with "a full line of pianos and talking machines at 627 South Broadway."[24] Fred Gallagher also took advantage of the population boom of the early 1920s in Hollywood to try his hand in real estate development. Along with his partners, Edward S. Field and O.L. Bishop, Fred Gallagher installed "paved streets, cement sidewalks, sewers, gas, and electricity, as well as street lights, and a number of ornamental features"[25] in the High Tower neighborhood.

Fred Gallagher was one of the earliest tenants of the property. A 1923 advertisement noted, "Fred S. Gallagher to Build New Home in Morning Glory Tract."[26] Building permits show that this house was located across the walk street from 6877-6881 Alta Loma Terrace at 6884 Alta Loma Terrace.[27]

[17] "Display Ad," *Hollywood Daily Citizen*, March 31, 1922, 5.

[18] Of those 40 parcels, 29 are developed.

[19] It is possible that the Hollywood Highland Avenue Tract, along with Tract #3653, was unofficially known as the Morning Glory Terraces tract.

[20] David Gebhard and Robert Winter, *Los Angeles: An Architectural Guide*, (Layton, UT: Gibbs Smith, Publisher, 1994), 149.

[21] "Automatic Elevator to Serve New Tract," *Los Angeles Times*, April 9, 1922, 96.

[22] "Permits Issued," *Los Angeles Times*, July 13, 1929, 16.

[23] Fred Spencer Gallagher, U.S., Naturalization Records, 1840-1957, National Archives and Records Administration (NARA); Washington, D.C.; Naturalization Records in the Superior Court of Los Angeles, California, 1876-1915; Microfilm Roll: 14; Microfilm Serial: M1614.

[24] "Fred S. Gallagher in Business for Himself," *Los Angeles Evening Express*, December 1, 1919, 6.

[25] "Automatic Elevator to Serve New Tract," *Los Angeles Times,* April 9, 1922, 96.

[26] "Fred S. Gallagher to Build New Home in Morning Glory Tract," *Hollywood News*, October 13, 1923, 6.

[27] Construction initially started in 1921, with a second permit issued in 1924. Assessor records indicate the house was completed in 1925.

Only a few years later, Fred S. Gallagher purchased the subject property and resided there with his family until around 1930. It is possible Fred Gallagher lost most of his assets during the stock market crash in 1929. The 1930 U.S. Census shows Fred Gallagher renting an apartment in the Fernwood Apartments, at 5600 Fernwood Avenue.

Craftsman Style

The Philip Ahn/Kurt Cobain Residence is a unique and rare example of a Craftsman style house with Japanese influences. The Craftsman style was the most popular architectural style in southern California in the decade of the 1910s and continuing into the 1920s and 1930s. This style has its roots in the Arts and Crafts movement that originated in England in the 1850s in reaction to industrialization and later to the ornate and eclectic decorative and architectural styles of the Victorian era. The father of the movement, designer William Morris, espoused a return to the supposed simplicity of pre-industrial times when handicrafts displayed personal involvement in the products of a laborer's work. He believed that all the details of a home or workplace should be designed as a whole, with the style and materials of the furniture and ornamental details in perfect harmony with those of the building.

This nostalgia for a pre-industrial past resonated with many Americans who were experiencing a transition to a more urban, technologically oriented age. Architects and designers from various places across the United States created their own stylistic interpretations appropriate to the local geography and used natural materials specific to the region. Architectural styles that reflect the ideals of the Arts and Crafts movement, such as the Craftsman style that originated in California, stress the natural beauty of wood, the relationship of the building to its surrounding landscape, and the use of secondary materials such as stone and brick. Although most commonly applied to single-family residential buildings, there are examples of multiple-family and non-residential Craftsman buildings.

The Craftsman style was inspired primarily by California brothers Charles Sumner Greene and Henry Mather Greene who practiced in Pasadena, California from 1893 to 1914.[28] The Greenes were influenced by the English Arts and Crafts Movement, Asian wooden architecture, and their early training in manual arts. Their interest in Asian-inspired architecture was heightened after they saw examples of Japanese architecture at the Chicago World's Fair. They also reportedly used Japanese carpenters in many of houses they designed and constructed.[29] After their work was featured in a number of magazines, including *Ladies' Home Journal*, demand for the style rapidly spread across the country.[30] Soon pattern books became available and small, one-story Craftsman bungalows became the most popular style in the country for smaller homes.

Character-defining features of Craftsman style identified in SurveyLA include:[31]

- Broad front entry porches of half for full-width, with square or battered columns, sometimes second-story sleeping porches

[28] Virginia and Lee McAlester, *A Field Guide to American Architecture,* (New York: Knopf, 1984), 54.
[29] Lester Walker, *American Shelter: An Illustrated Encyclopedia of the American House*, (Woodstock, NY: The Overlook Press, 1981), 181.
[30] McAlester and McAlester, 54.
[31] Teresa Grimes, *Los Angeles Citywide Historic Context Statement; Context: Architecture and Engineering; Theme: Arts and Crafts Movement, 1895-1930*, prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources, June 2015, 20.

- Broad, overhanging eaves with exposed structural members such as rafter tails, knee braces, and king posts
- Building forms that respond to the site
- Typically double-hung windows or casement windows situated in groups
- Extensive use of natural materials for columns, chimneys, retailing walls, and landscape features
- May have been designed by a prominent architect of the period
- One or two stories in height
- Shingled exteriors, occasionally clapboard or stucco

Built into the hillside, the Philip Ahn/Kurt Cobain Residence expresses the Craftsman style through its distinctive roof with wide, flared eaves and exposed structural members; wood clapboard siding; two-story height; double-hung windows; and porch running the full length of the rear (north) elevation, overlooking the Hollywood Bowl, which was under construction at the same time as the house. The distinctive building forms respond to the site, as the square plan, roof configured as a side gable on hip, and flared eaves give the house the appearance of a pagoda on the ridge of the hill (see Historic Photos 1-4).

Philip Ahn

Legendary Hollywood film and television actor and Korean American community leader Philip Ahn resided at the house between circa 1952 and 1958,[32] although he owned the property until his death in 1978.[33] Born in 1905, Philip Ahn was the eldest child of Ahn Chang Ho and Helen (Yi Hye Ryon) Ahn and was one of the first Korean Americans born in the U.S.

Philip Ahn's life and legacy is closely tied to that of his father. Called "Dosan," by his followers, Ahn Chang Ho was a leading figure in the movement for Korean independence from Japanese colonial rule, as well as a pioneer of the first wave of Korean immigrants to the United States.[34] Ahn Chang Ho and his new bride Helen Ahn immigrated to the U.S. in 1902, first arriving in San Francisco. The family eventually settled in Los Angeles in 1914, initially living at a house at 106 North Figueroa Street,[35] later moving to 954 West 37th Street in the mid-1930s.[36] While the family, which grew to five children including Philip, remained in Los Angeles, Ahn Chang Ho made frequent visits to Korea, as well as Russia and China among other countries, in support of the Korean independence movement. In 1919, he traveled to China to establish a provisional government in Shanghai and was appointed interim prime minister and minister of labor for the exiled Korean Provisional Government. He was arrested by the Japanese in 1932 and died in Korea from illness stemming

[32] Personal interview with Ralph Ahn, July 21, 2021; Jimmie Fidler, "Views of Hollywood," *The Valley Times*, September 2, 1955, 4; "Farewell Fete Hosted," *The Valley Times*, July 20, 1957, 6. .

[33] County of Los Angeles, Deed Books, Document 78-1446166, recorded December 29, 1978.

[34] Hye Seung Chung, *Hollywood Asian: Philip Ahn and the Politics of Cross-Ethnic Performance*, (Philadelphia: Temple University Press, 2006), 5.

[35] 1920 United States Federal Census, Los Angeles Assembly District 64, Los Angeles, California, Roll: T625_108, Page: 14B, Enumeration District: 215.

[36] This house is now located on the campus of the University of Southern California and is the headquarters of USC's Korean Studies Institute. It has been identified as eligible for listing in the National and California Registers.

The original name of the street changed from West 40th Street (1907-circa 1921) to West 37th Street (circa 1922-1950), to Bloom Walk (1984).

from torture and imprisonment in 1939.[37]

With his father out of the country for much of his life, Philip Ahn, as the oldest child, became the patriarch of the family. From the age of nine, when he sold newspapers, he held a variety of jobs to help support his family. Between the time he graduated from Los Angeles Polytechnic High School in 1923 and when he matriculated to the University of Southern California in 1934, he worked in jobs such as dishwashing, cleaning, truck driving, and delivering vegetables. The 1930 U.S. Census notes that Philip Ahn owned a fruit store[38] at the Tower Grocery Market.[39]

Philip Ahn became a leader in the Korean American community in his own right. As a U.S. citizen, he was able to assist the Hung Sa Dahn, also known as Young Korean Academy, to lease land in Colusa County in northern California for an agricultural venture in 1926.[40] He also spent two years working in these rice fields.[41] As described by Philip's younger brother, Ralph Ahn, his community involvement focused on second-generation Korean Americans. In the 1920s, he organized the first Korean American youth group (Ip'al or Two-Eight Club) where he gave members ballroom dancing lessons and arranged for other educational activities based on his father's teaching philosophy.[42]

His leadership in the Korean American community continued throughout his life. In her book *Hollywood Asian: Philip Ahn and the Politics of Cross-Ethnic Performance*, Hye Seung Chung documents:

> many of the Koreans coming from Korea in the 1960s and early 1970s came to Philip and his mother for advice and assistance…Korean businessmen and politicians came to Philip's home for support and introductions. American politicians sought Philip's fame to enhance their campaigns and raise funds. American businessmen sought his endorsements of their products and contacts in Korea.[43]

As an example of his close involvement Korean American affairs, Philip Ahn met the president of South Korea, Park Chung Hee, when he arrived in Los Angeles in 1965. Philip Ahn was also involved with local politics. In 1962, he was appointed honorary mayor of Panorama City, a post he held until his death, and presided over numerous Chamber of Commerce and other civic events (see Historic Photos 5 and 7).[44] He was instrumental in bringing the Korean Bell of Friendship to San Pedro as well as establishing the Do San Memorial Park in Seoul, Korea.[45]

[37] Chung, 6.

[38] 1930 United States Federal Census, Los Angeles, Los Angeles, California, Page: 22B, Enumeration District: 0406.

[39] Chung, 6.

[40] The California Alien Land Law of 1913 prohibited "aliens ineligible for citizenship" from owning agricultural land or possessing long-term leases over it.

[41] Lois Atkins, "Philp Ahn Leads Busy Life While Attending School," *The Daily Trojan*, May 16, 1935.

[42] Chung, 6 and 193.

[43] As quoted in Chung, 24.

[44] "Panorama City to Install Philip Ahn as 'Hizzoner,'" *The Valley News*, May 4, 1962, 33. For events Philip Ahn presided over, see for example, "Panorama C. of C. Day Rites Set," *Hollywood Citizen-News*, April 23, 1964, 4; "Photo standalone," *Valley Times*, May 23, 1964; "New Chamber Leader Lists His Projects," *Los Angeles Times*, December 4, 1962, 2; "Rotary Plans Breakfast and Program," *Los Angeles Times*, November 10, 1966, 189; "Red Carpet Out for visitors," *Valley News*, January 20, 1967, 28; "Panorama City CC Installs Stan Livingston President," *Valley News*, January 31, 1974, 6.

[45] "Philip Ahn Papers Finding Aid," University of Southern California East Asian Library, https://archives.usc.edu/repositories/6/resources/1496.

Philip Ahn's acting career began in 1936. Several years earlier, as Philip Ahn related in a 1967 *Los Angeles Times* article, he drove his high school friend, Chinese American actor Anna May Wong,[46] to the studio in her car since she had not learned how to drive. She was working on *The Thief of Bagdad* (1924), a film with Douglas Fairbanks. According to the later account, Fairbanks saw Ahn waiting in the car and insisted he do a screen test. In the aforementioned newspaper article, Ahn remembers, "I'll never forget that day…Still wearing my make-up, I proudly came home to tell mother the great news. 'No son of mine is going to get mixed up with those awful people,' she shouted. I wasn't allowed out the house for the next three days."[47] Philip Ahn went on to have 270 acting credits, working steadily from the late 1930s, appearing in several films, and later, television shows, each year. During this period, he played primarily supporting roles in highly successful films, including "The General Died at Dawn" (1936), "The Big Hangover" (1953), "The Left Hand of God" (1955) and "Battle Hymn" (1957).

The Motion Picture Production Code of 1930 prohibited miscegenation between White and Black characters, though in practice, this also applied to other ethnic minorities.[48] Given the limits on presenting interracial couples in movies, Ahn landed his first leading role in 1937 opposite his childhood friend Anna May Wong in "Daughter of Shanghai."[49] The pair would reunite in "King of Chinatown" in 1939. Through his acting roles, Ahn became a very recognizable figure. Many of the film production studios used his image on their promotional movie posters. Philip Ahn also appeared in television shows, most notably co-starring as Master Kan on the show *Kung Fu* from 1972-1975.

Philip Ahn's relegation primarily to supporting roles is illustrative of the film industry's long history of institutional racism. One manifestation of that racism includes casting Caucasian actors in lead roles in "yellowface" to portray characters of Asian ancestry, a tradition dating to early forms of minstrelsy when Caucasian actors would change their skin tone and appearance through makeup, prosthetics, or costumery to appear Asian. In many instances, these yellowface characters reinforced negative stereotypes of Asians. For example, Peter Lorre was cast as the lead in the 1937 film, "Think Fast, Mr. Moto," one of Philip Ahn's early films. The converse was never true; actors of Asian ancestry, including Philip Ahn, were never cast in non-Asian roles. Toward the end of his life, in 1976, Philip Ahn was part of a protest of over 100 Asian American actors. As quoted in the *Los Angeles Times*, he commented that "An Irishman can play an Italian or a Frenchman can play an American…Suddenly…after working 40 years in the industry, I find I am only allowed to play Korean (roles)."[50]

Philip Ahn portrayed Asians of many ethnicities. Early in his career, in the late 1930s and 1940s, leading up to and during World War II, he was cast in multiple propaganda films that vilified the Japanese. As described, somewhat exaggeratedly, in an article appearing in *Hollywood Studio Magazine* in 1970, "During World War II, Philip Ahn was cast in dozens of propaganda films that stirred up

[46] Ahn has often been romantically linked to Anna May Wong. According to his family, the two actors were life-long friends but never romantic partners.

[47] Paul Henniger, "Philip Ahn – Really Not Such a Bad Guy," *Los Angeles Times*, January 13, 1967, Part IV, 13.

[48] See Ella Shohat, "Gender and Culture of Empire: Toward a Feminist Ethnography of the Cinema," in Matthew Bernstein and Gaylyn Studlar, eds., *Visions of the East: Orientalism in Film* (New Brunswick, N.J.: Rutgers UP, 1997), 45.

[49] Chung, Hye Seung. "Portrait of a Patriot's Son: Philip Ahn and Korean Diasporic Identities in Hollywood." *Cinema Journal* 45, no. 2 (2006): 43–67. http://www.jstor.org/stable/3877762.

[50] "Actors Protest Asian Typecast," *Los Angeles Times*, October 30, 1976, B1.

hate for the Japanese. The roles he played were usually Japanese soldiers who tortured American flyers and soldiers for information."[51] These films included "They Met in Bombay" (1941), "A Yank on the Burma Road" (1942), "Submarine Raider" (1942), "Behind the Rising Sun" (1943), "The Story of Dr. Wassell" (1944), "Betrayal from the East" (1945), and "Back to Bataan" (1945). According to Chung, in *Hollywood Asian*, Philip Ahn considered his roles as Japanese enemies as carrying on his father's legacy. Chung notes that "Hollywood offered Philip Ahn an imaginary national space where he could carry on his father's legacy by participating in anti-Japanese propaganda."[52] However, it is likely Philip Ahn's screen roles, described by Chung as primarily Japanese villains or Chinese educators, are more likely connected with hiring practices and institutional racism in the film industry.

Philip Ahn owned and lived at 6879-6881 Alta Loma Terrace at the height of his career between circa 1952 and 1958 (see Historic Photo 6 for Ahn's studio portrait from this period). When asked why Philip Ahn would want to live in a location that was difficult to access, his brother, Ralph Ahn, recalled that he liked the "Oriental motif" of the house.[53] Philip Ahn made several alterations to the house during his tenure, including infill of the porch and enlargement of windows in the east elevation. These alterations, specifically the addition of large windows divided into vertical sections that have a ladder-like effect, heighten the Asian influence of the design and have taken on significance over time.

Philip Ahn enjoyed entertaining at his Alta Loma Terrace house. In addition to a large wedding reception for his brother Philson in 1952, he also had smaller dinner parties. One dinner party attended by his brother Ralph included an aspiring actress from Hong Kong, along with others who worked in the film industry. Ahn was friends with his Alta Loma Terrace neighbor, Los Angeles mayor Fletcher Bowron, who would come over on occasion for drinks.[54]

Despite her initial protestations on his choice of career, Philip Ahn lived most of his life with his mother. In the 1940s, his acting career allowed him to purchase a house at 3250 Country Club Drive, later buying a house for his mother and sister, Soorah, on Victoria Avenue in Wellington Square. Soon after Soorah Ahn married writer Ray Buffum in 1957, the house on Victoria Avenue was taken by eminent domain for construction of the Santa Monica Freeway. Not wanting his mother to live alone, Philip Ahn moved with her to 8634 Encino Avenue in Northridge. Based on visual inspection and available building permits, both the house at 3250 Country Club Drive as well as the house 8634 Encino Avenue have been substantially altered since Philip Ahn lived in them.

In 1955, Philip Ahn opened Phil Ahn's Moongate restaurant in Panorama City with his sisters Susan Ahn Cuddy and Soorah (Sarah) Ahn (see Historic Photos 8-9). As a testament to his fame, the restaurant capitalized on his name recognition by including it in the name of the restaurant. A family-owned and operated business, the Chinese restaurant was located at 8632 Van Nuys Boulevard in Panorama City.[55] Designed by the noted architectural firm Armet & Davis, the

[51] "Philip Ahn's Frustrated Success," *Hollywood Studio Magazine*, January 1970, 8A.
[52] Chung, 28
[53] Personal interview with Ralph Ahn, July 21, 2021.
[54] Personal interview with Ralph Ahn, July 21, 2021.
[55] Although the Moongate restaurant building is still extant, it now houses a Mexican restaurant and has been altered to reflect the change in cuisine.

restaurant building had Asian Eclectic architectural elements, "including a circular moongate feature at the front façade and a neon sign."[56]

Jimmie Fidler wrote of Philip Ahn, the restauranteur, in *The Valley Times*, "He had been doing feature roles in the movies since 1936 – lots of movie roles – but they came sometimes after long intervals of waiting. What to do to build up a bulwark of security? Go into business." [57] In 1967, Philip Ahn darkly joked on a radio show, "They say Hollywood is feast or famine and we thought we would take care of the famine end of it."[58] Patrons would come to the restaurant to see him and get his autograph. The Moongate restaurant became one of the area's most upscale restaurants and was a popular location for celebrations, such as anniversaries and birthdays. It was also a gathering spot for people in the entertainment industry.[59] As related by Joan Dew in 1962 in the *Valley Times*, "Although Phil works regularly as an actor, both in television and motion pictures, he manages to spend a great deal of time personally supervising operations at the Moongate."[60] The Moongate stayed open until 1990.

Philip Ahn was posthumously awarded a star on the Hollywood Walk of Fame in 1984, among the first of only a small number of Asian Americans in history to have received one. An article appearing in the *Los Angeles Times* announcing his star described him as "one of the most famous Asian actors in the history of motion pictures."[61] Not only was Philip Ahn a pioneer in film and television, but he was also a figure of paramount importance in Korean American history.[62]

<u>Kurt Cobain</u>
Legendary rock musicians Kurt Cobain and Courtney Love rented 6877-6881 Alta Loma Terrace for about a year, beginning in late 1992 and ending in 1993 when they moved to East Seattle.[63] Both musicians are known to have begun writing "landmark 1990s albums" during this time.[64]

Kurt Cobain (1967-1994) was born in Washington in 1967. He was a singer, songwriter, guitarist, and the front man for legendary grunge band Nirvana. Cobain married musician Courtney Love, the lead singer of the rock band Hole, in 1992.[65] At the time of their marriage, Cobain and Love lived in an apartment on Spaulding in the Fairfax District in Los Angeles.[66] After the Spaulding apartment

[56] Chung, 37.

[57] Jimmie Fidler, "Views of Hollywood," September 2, 1955, 4.

[58] "Mike Roy's Weekend Cooking Show," KNX, August 26, 1967, posted on *Past Daily: News, History, Music and an Enormous Sound Archive,"* https://pastdaily.com/2020/03/14/l-a-eats-cooks-and-drinks-coffee-chef-mike-roy-and-epicurean-los-angeles-1967-past-daily-pop-chronicles/.

[59] See for example, "Valleyites Entertain," *The Valley Times*, January 16, 1959, 8, which describes a cocktail and dinner party hosted by George Duning, a composer, and Jimmy Wakely, a recording artist, among others.

[60] Joan Dew, "Male Call; Actor Phil Ahn Plants Firm Roots in Valley," *Valley Times Today*, December 8, 1962, 11.

[61] "Philip Ahn to get posthumous star," *Los Angeles Times*, November 15, 1984, part 1, page 2.

[62] Chung, xii-xiii.

[63] Alan Cross, "A Hollywood Hills House Once Owned by Kurt and Courtney is for Sale. But…" *A Journal of Musical Things*, May 20, 2021, https://www.ajournalofmusicalthings.com/a-hollywood-hills-house-once-owned-by-kurt-and-courtney-is-for-sale-but/.

[64] Orlen Peleg, "Kurt Cobain and Courtney Love's One-Time L.A. Abode Just Sold," Los Angeles Magazine, June 2, 2021, https://www.lamag.com/culturefiles/kurt-cobain-house-los-angeles/, accessed June 28, 2021.

[65] "Courtney Love remembers Kurt Cobain on what would have been their 28th wedding anniversary," *USA Today*, February 25, 2020, https://www.usatoday.com/story/entertainment/celebrities/2020/02/25/kurt-cobain-remembered-courtney-love-28th-wedding-anniversary/4874125002/.

[66] Michael Azerrad, "Nirvana: Inside the Heart and Mind of Kurt Cobain," *Rolling Stone*, April 16, 1992, https://www.rollingstone.com/feature/nirvana-inside-the-heart-and-mind-of-kurt-cobain-103770/.

flooded, the couple relocated to 6877-6881 Alta Loma Terrace.[67] It was here that Cobain reportedly began working on "most of Nirvana's final studio album, *In Utero,* in the upstairs closet"[68] while "Love began writing Hole's second studio album, *Live Through This*."[69] Also in 1992 while living at the subject property, Love gave birth to their daughter, Frances Bean Cobain. According to the *Los Angeles Times,* "after one rehab stay in late 1992, [Cobain and Love] moved to a Seattle hotel, leaving L.A. for good." The precise date the couple left the house on Alta Loma Terrace is unknown though another article notes it occurred by late 1993.[70] Cobain died by suicide at age 27 in 1994. By that time, his work with Nirvana had become legendary and he was subsequently "deified because of his people's connection to the music."[71] As noted in a 2004 article in the *Los Angeles Times*, "Cobain's shadow over music remains remarkably large, considering that Nirvana enjoyed only three years in the national spotlight."[72] Cobain was posthumously inducted into the Rock and Roll Hall of Fame in 2014 for his role in Nirvana, alongside fellow bandmates Dave Grohl and Krist Novoselic.[73]

Nirvana was formed in 1987 with Kurt Cobain and Krist Novoselic. In its early years, the band cycled through several different drummers before Dave Grohl joined as the drummer in 1990.[74] The band released its first single in 1988 and rose to fame just a few years later. Alongside the global recession of 1991-1993, Nirvana achieved popularity for its distinctive sound, specifically lyrics of disenfranchisement and angst, bringing the grunge genre to popular attention. The band ironically achieved substantial commercial success despite its anti-corporate messaging.

Nirvana's musical influence was immediately transformative. According to the Rock and Roll Hall of Fame, "Nirvana accidentally kicked off a cultural revolution with 1991's *Nevermind*, an album that brought rock & roll kicking and screaming into the modern world," and in January 1992 the band usurped Michael Jackson's *Dangerous* as the #1 hit album on *Billboard*.[75] Nirvana "for the next two years…led and defined the early nineties alternative-rock uprising"[76] with the album, *Nevermind,* "credited…with commercializing grunge and alternative rock, ushering in a more serious era of hard rock," and "helping to kill off hair metal."[77] The hit single, "Smells Like Teen Spirit," is especially recognized for encouraging the shift in popular music from Hollywood-based heavy metal and glam bands to the grunge rock genre.

While Kurt Cobain lived at the subject property for a relatively short period of time in 1992-1993, it has become an important pilgrimage site for Nirvana fans to visit and post about online, as

[67] Charles E. Cross, "His last L.A. days," *Los Angeles Times,* March 28, 2004: E-45.

[68] Nirvana finished their album, *In Utero*, at a studio in Minnesota (Charles E. Cross, "His last L.A. days," *Los Angeles Times,* March 28, 2004: E-45).

[69] Orlen Peleg, "Kurt Cobain and Courtney Love's One-Time L.A. Abode Just Sold," *Los Angeles Magazine*, June 2, 2021, https://www.lamag.com/culturefiles/kurt-cobain-house-los-angeles/.

[70] Alan Cross, "A Hollywood Hills House Once Owned by Kurt and Courtney is for Sale. But…" *A Journal of Musical Things*, May 20, 2021, https://www.ajournalofmusicalthings.com/a-hollywood-hills-house-once-owned-by-kurt-and-courtney-is-for-sale-but/.

[71] Quote from Krist Novoselic in David Fricke's "Nirvana," Hall of Fame Essay, 2014,

[72] Charles E. Cross, "His last L.A. days," *Los Angeles Times,* March 28, 2004: E-33.

[73] "Nirvana," Rock and Roll Hall of Fame, https://www.rockhall.com/inductees/nirvana.

[74] Nirvana Timeline, official band website, *https://www.nirvana.com.*

[75] David Fricke, "Nirvana," Hall of Fame Essay, 2014, Rock and Roll Hall of Fame, https://www.rockhall.com/inductees/nirvana.

[76] David Fricke, "Nirvana," Hall of Fame Essay, 2014, Rock and Roll Hall of Fame, https://www.rockhall.com/inductees/nirvana.

[77] Tony Sclafani, "Why Nirvana's 'Nevermind' spoke to a generation," *Today*, September 22, 2011.

evidenced by countless YouTube videos depicting visits.[78] Fans often refer to the house as the "In Utero Home" for its association with Cobain's time writing part of the *In Utero* album on the premises in the closet of one of the bedrooms. In recognition of Kurt Cobain's influence on music history, Cobain's childhood home in Aberdeen, Washington was listed in the Washington Heritage Register in June 2021.

[78] Orlen Peleg, "Kurt Cobain and Courtney Love's One-Time L.A. Abode Just Sold," *Los Angeles Magazine*, June 2, 2021, https://www.lamag.com/culturefiles/kurt-cobain-house-los-angeles/.

BIBLIOGRAPHY

1900 United States Federal Census, Township 3, Maricopa, Arizona Territory, Page: 3, Enumeration District: 0026.

1910 United States Federal Census, Los Angeles Assembly District 70, Los Angeles, California, Roll: T624_81, Page: 3A, Enumeration District: 0253.

1920 United States Federal Census, Los Angeles Assembly District 64, Los Angeles, California, Roll: T625_108, Page: 14B, Enumeration District: 215.

1930 United States Federal Census, Los Angeles, Los Angeles, California*,* Page: 12B, Enumeration District: 0071.

1930 United States Federal Census, Los Angeles, Los Angeles, California*,* Page: 22B, Enumeration District: 0406.

"Actors Protest Asian Typecast." *Los Angeles Times*, October 30, 1976, B1.

Ahn, Ralph. Personal communication, July 21, 2021.

Atkins, Lois. "Philp Ahn Leads Busy Life While Attending School." *The Daily Trojan*, May 16, 1935.

"Automatic Elevator to Serve New Tract." *Los Angeles Times*, April 9, 1922, 96.

Azerrad, Michael. "Nirvana: Inside the Heart and Mind of Kurt Cobain." *Rolling Stone*, April 16, 1992, https://www.rollingstone.com/feature/nirvana-inside-the-heart-and-mind-of-kurt-cobain-103770/.

"Building Permits." *Los Angeles Express*, August 25, 1911.

Chung, Hye Seung. *Hollywood Asian: Philip Ahn and the Politics of Cross-Ethnic Performance*. Philadelphia: Temple University Press, 2006.

Chung, Hye Seung. "Portrait of a Patriot's Son: Philip Ahn and Korean Diasporic Identities in Hollywood." *Cinema Journal*, 45, no. 2 (2006): 43–67. http://www.jstor.org/stable/3877762.

City of Los Angeles, Department of Building and Safety.

"Classified Ad." *Los Angeles Times*, September 19, 1912, 11.

"Classified Ad." *Los Angeles Times*, September 7, 1919, 65.

"Classified Ad." *Los Angeles Times*, February 21, 1926, 107.

"Courtney Love remembers Kurt Cobain on what would have been their 28th wedding anniversary." *USA Today*, February 25, 2020, https://www.usatoday.com/story/entertainment/celebrities/2020/02/25/kurt-cobain-remembered-courtney-love-28th-wedding-anniversary/4874125002/.

Cross, Alan. "A Hollywood Hills House Once Owned by Kurt and Courtney is for Sale. But…" *A Journal of Musical Things*, May 20, 2021, https://www.ajournalofmusicalthings.com/a-hollywood-hills-house-once-owned-by-kurt-and-courtney-is-for-sale-but/.

Cross, Charles E. "His Last L.A. Days." *Los Angeles Times,* March 28, 2004: E-45.

Dew, Joan. "Male Call; Actor Phil Ahn Plants Firm Roots in Valley." *Valley Times Today*, December 8, 1962, 11.

"Display Ad." *Hollywood Daily Citizen*, March 31, 1922, 5.

"Farewell Fete Hosted." *The Valley Times*, July 20, 1957, 6.

Fidler, Jimmie. "Views of Hollywood." *The Valley Times*, September 2, 1955, 4

Fleming, E.J. *The Movieland Directory*. Jeffferson, N.C.: McFarland & Company, Inc., 2004.

"Fred S. Gallagher in Business for Himself." *Los Angeles Evening Express*, December 1, 1919, 6.

"Fred S. Gallagher to Build New Home in Morning Glory Tract." *Hollywood News*, October 13, 1923, 6.

"Fred Spencer Gallagher." *U.S., Naturalization Records, 1840-1957*. National Archives and Records Administration (NARA). Washington, D.C.: Naturalization Records in the Superior Court of Los Angeles, California, 1876-1915, Microfilm Roll: 14; Microfilm Serial: M1614.

Fricke, David. "Nirvana," Rock and Roll Hall of Fame, https://www.rockhall.com/inductees/nirvana.

Gebhard, David and Robert Winter. *Los Angeles: An Architectural Guide*. Layton, UT: Gibbs Smith, Publisher, 1994.

Grimes, Teresa. *Los Angeles Citywide Historic Context Statement; Context: Architecture and Engineering; Theme: Arts and Crafts Movement, 1895-1930*. Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources, June 2015.

Henniger, Paul. "Philip Ahn – Really Not Such a Bad Guy." *Los Angeles Times*, January 13, 1967, Part IV, 13.

"In Filmland." *The San Francisco Examiner*, May 24, 1922, 19.

McAlester, Virginia and Lee McAlester. *A Field Guide to American Architecture*. New York: Knopf, 1984.

Messinger, D.C. "1924 to be Big Era for Building." *Hollywood Daily Citizen*, February 2, 1924, 10.

"Mike Roy's Weekend Cooking Show." KNX, August 26, 1967, posted on *Past Daily: News, History, Music and an Enormous Sound Archive,"* https://pastdaily.com/2020/03/14/l-a-eats-cooks-and-drinks-coffee-chef-mike-roy-and-epicurean-los-angeles-1967-past-daily-pop-chronicles/.

"Missing Murder Case Witness." *Los Angeles Evening Post-Record*, July 21, 1923, 1-2.

"Movie Critic Mentions Miss Marguerite Mansfield." *Journal Gazette* (Mattoon, Il), May 24, 1922, 4.

"New Chamber Leader Lists His Projects." *Los Angeles Times*, December 4, 1962, 2.

"Nirvana Timeline." official band website, *https://www.nirvana.com*.

"Panorama C. of C. Day Rites Set." *Hollywood Citizen-News*, April 23, 1964, 4.

"Panorama City CC Installs Stan Livingston President," *Valley News*, January 31, 1974, 6.

"Panorama City to Install Philip Ahn as 'Hizzoner.'" *The Valley News*, May 4, 1962, 33.

Peleg, Orlen. "Kurt Cobain and Courtney Love's One-Time L.A. Abode Just Sold," *Los Angeles Magazine*, June 2, 2021, https://www.lamag.com/culturefiles/kurt-cobain-house-los-angeles/.

"Permits Issued." *Los Angeles Times*, July 13, 1929, 16.

"Philip Ahn's Frustrated Success," *Hollywood Studio Magazine*, January 1970, 8A.

"Philip Ahn Papers Finding Aid." University of Southern California East Asian Library, https://archives.usc.edu/repositories/6/resources/1496.

"Philip Ahn to get posthumous star." *Los Angeles Times*, November 15, 1984, part 1, 2.

"Photo standalone." *Valley Times*, May 23, 1964.

"Pulse of the Studios." *Camera*, June 19, 1920, 11.

"Red Carpet Out for visitors." *Valley News*, January 20, 1967, 28.

"Rotary Plans Breakfast and Program." *Los Angeles Times*, November 10, 1966, 189.

Sclafani, Tony. "Why Nirvana's 'Nevermind' spoke to a generation." *Today*, September 22, 2011.

"Spanish Bungalow." *Los Angeles Times*, November 30, 1919, 11.

Shohat, Ella. "Gender and Culture of Empire: Toward a Feminist Ethnography of the Cinema." Matthew Bernstein and Gaylyn Studlar, eds. *Visions of the East: Orientalism in Film*. New Brunswick, N.J.: Rutgers UP, 1997.

State of California. *California Death Index, 1940-1997*. Sacramento, CA: State of California Department of Health Services, Center for Health Statistics.

"Valleyites Entertain." *The Valley Times*, January 16, 1959, 8.

Walker, Lester. *American Shelter: An Illustrated Encyclopedia of the American House*. Woodstock, NY: The Overlook Press, 1981.



Figure 1: Philip Ahn Residence, 6879-6881 Alta Loma Terrace, south (right) and west (left) elevations, view northeast (Snow, 2021)



Figure 2: Philip Ahn Residence, 6879-6881 Alta Loma Terrace, south (left) and east (right) elevations, view northwest (Snow, 2021)

Attachment 2: Contemporary Photos



Figure 3: Detail of rafter tails (Snow, 2021)



Figure 4: East elevation, view northwest (Snow, 2021



Figure 5: East elevation, view northwest (Sotheby's International, not dated)



Figure 6: North elevation, view southwest (youtube, 2020)



Figure 7: West elevation, view northeast (Snow, 2021)



Figure 8: Ground floor unit, view east (Tatiana Tensen, 2021)



Figure 9: Interior, living room, view north (Tatiana Tensen, 2021)



Figure 10: Interior, living room, view northeast (Tatiana Tensen, 2021)

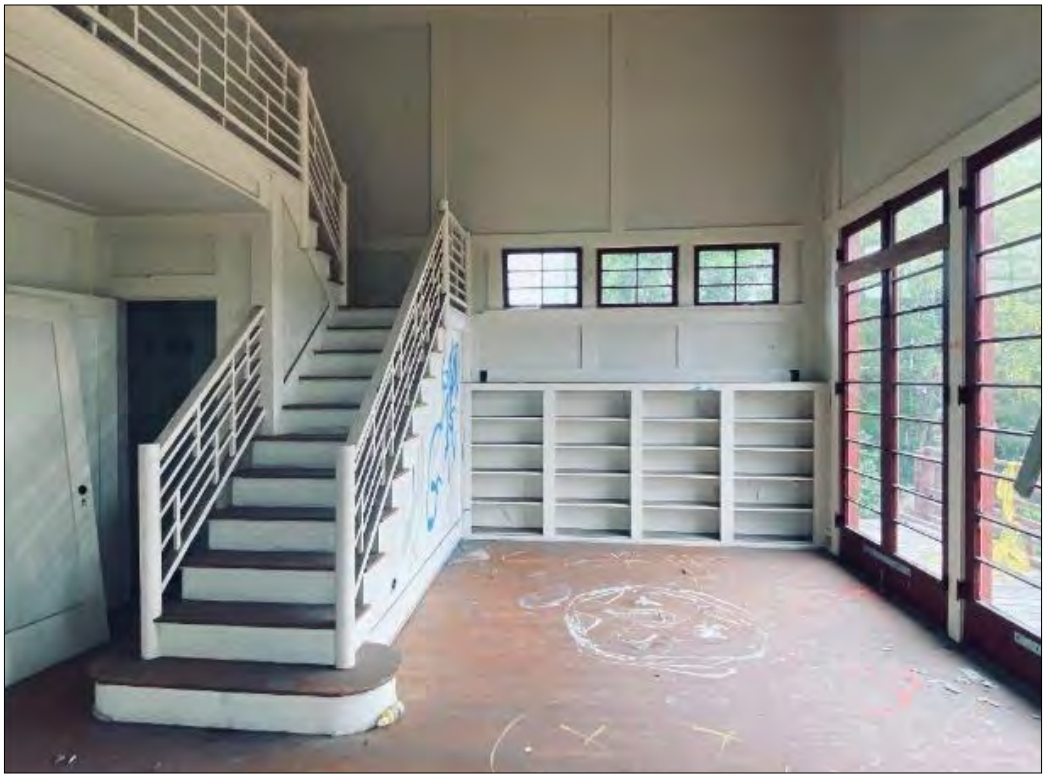


Figure 11: Interior, living room, view west (Tatiana Tensen, 2021)



Figure 12: Dining room, view east (Tatiana Tensen, 2021)



Figure 13: Interior, view south from living room to front door (Tatiana Tensen, 2021)



Figure 14: Interior, detail of stone panel in passage (Steve Ronin, 2020)



Figure 15: Interior, southeast bedroom, view southeast (Tatiana Tensen, 2021)



Figure 16: Interior, southwest bedroom, view southwest (Tatiana Tensen, 2021)



Figure 17: Interior, second floor bathroom, view east (Tatiana Tensen, 2021)



Figure 18: Interior, second floor closet (Tatiana Tensen, 2021)



Historic Photo 1: Aerial photo of the Hollywood Bowl and vicinity, subject property circled red (source unknown, circa 1920s)



Historic Photo 2: Detail of previous aerial, subject property circled (source unknown, circa 1920s)



Historic Photo 3: Aerial photo of the Hollywood Bowl and vicinity, subject property circled red (source unknown, 1937)



Historic Photo 4: Detail of previous aerial, subject property circled (source unknown, 1937)



Historic Photo 5: Philip Ahn greats Korean producer Chul Young Ahn at the Los Angeles Airport (source: Los Angeles Public Library, 1948)



Historic Photo 6: Philip Ahn, studio portrait (source: University of Southern California Korean American Digital Archive, 1957)



Historic Photo 7: Philip Ahn with Mayor Sam Yorty (source: University of Southern California Korean American Digital Archive, circa 1965)



Historic Photo 8: Ahn Family portrait at the Moongate Restaurant, note Philip Ahn in center rear (source: Los Angeles Public Library, 1964)



Historic Photo 9: Philip Ahn with Miss Korea, Kwang Ja Lee, Mrs. and Consul General Kwang Soo Ahn, and his mother, Helen (Hae Run) Ahn at the Moongate Restaurant (source: Los Angeles Public Library, 1964)



Historic Photo 5: 6879-6881 Alta Loma Terrace, Kurt Cobain in living room, view northwest (Source unknown, 1992)



Historic Photo 6: 6879-6881 Alta Loma Terrace, Kurt Cobain in living room, view east (Source unknown, 1992)



Historic Photo 7: 6879-6881 Alta Loma Terrace, Kurt Cobain in living room, view northeast (Source unknown, 1992)



Historic Photo 8: 6879-6881 Alta Loma Terrace, Kurt Cobain in living room, view east (*Spin Magazine*, September, 1992)

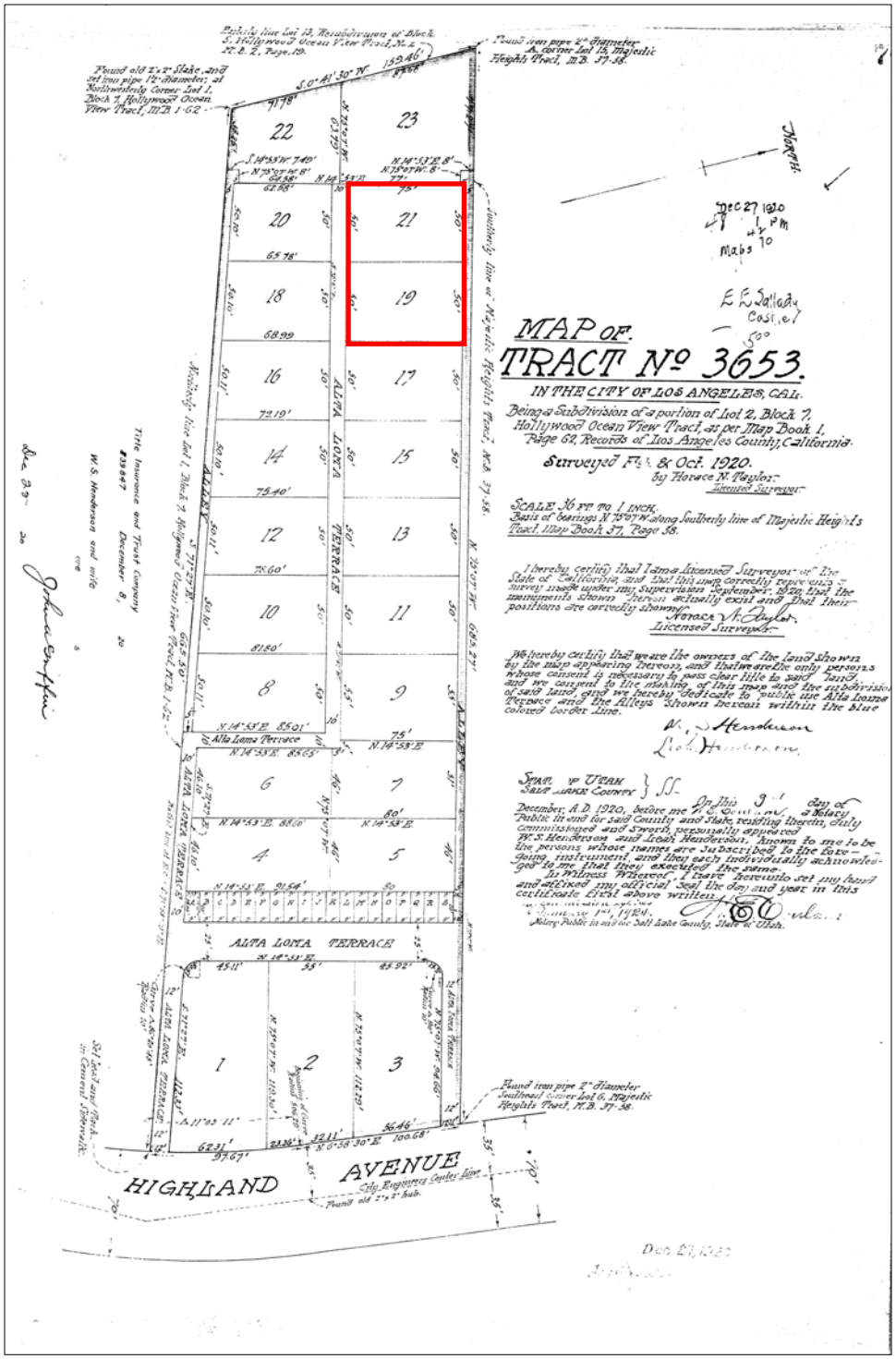
Attachment 1: Maps



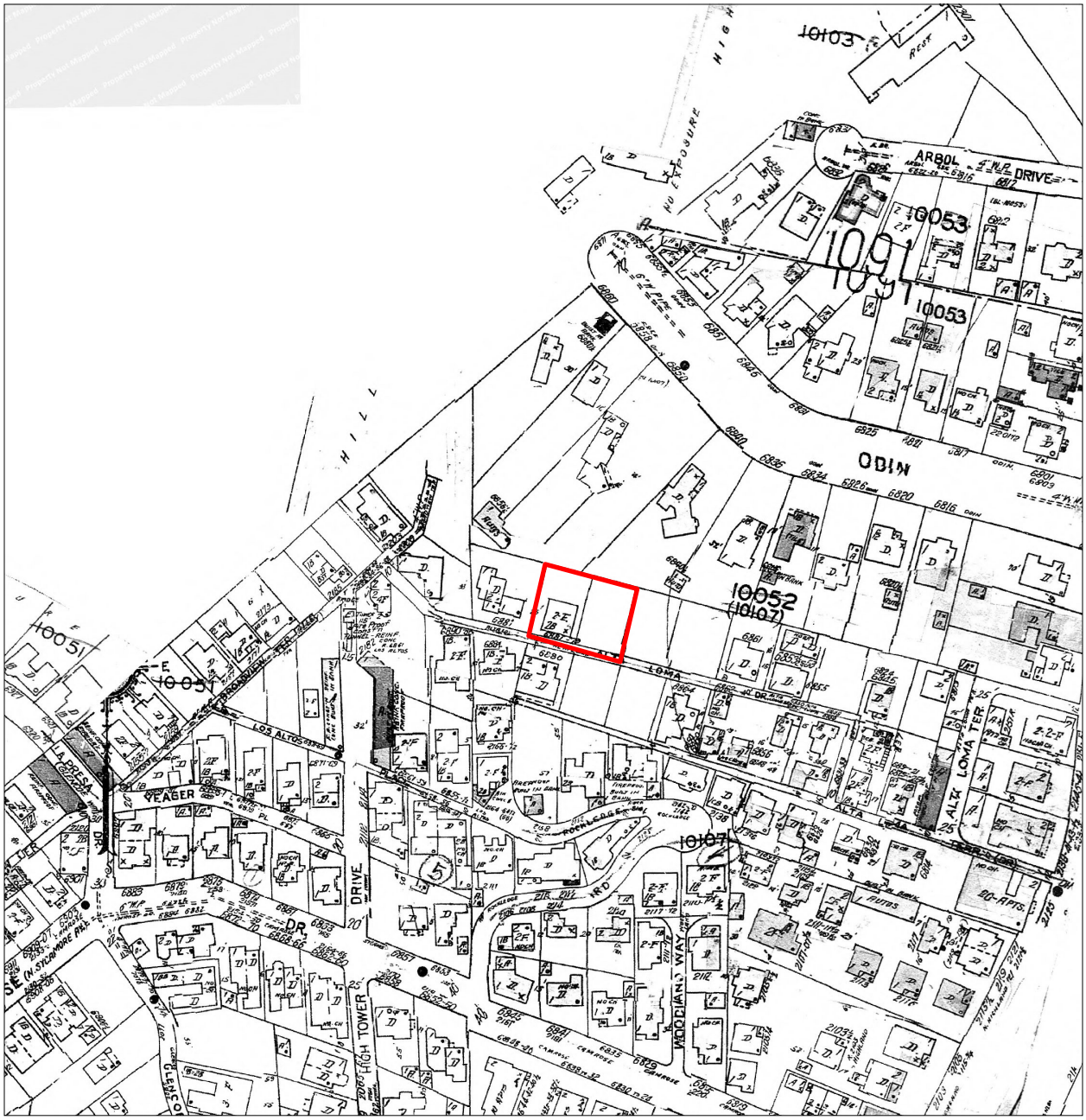
Map 1: 6879-6881 Alta Loma Terrace, highlighted yellow (source: Los Angeles County Assessor, 2021)



Map 2: 6879-6881 Alta Loma Terrace, noted with red arrow (source: Google, 2021)

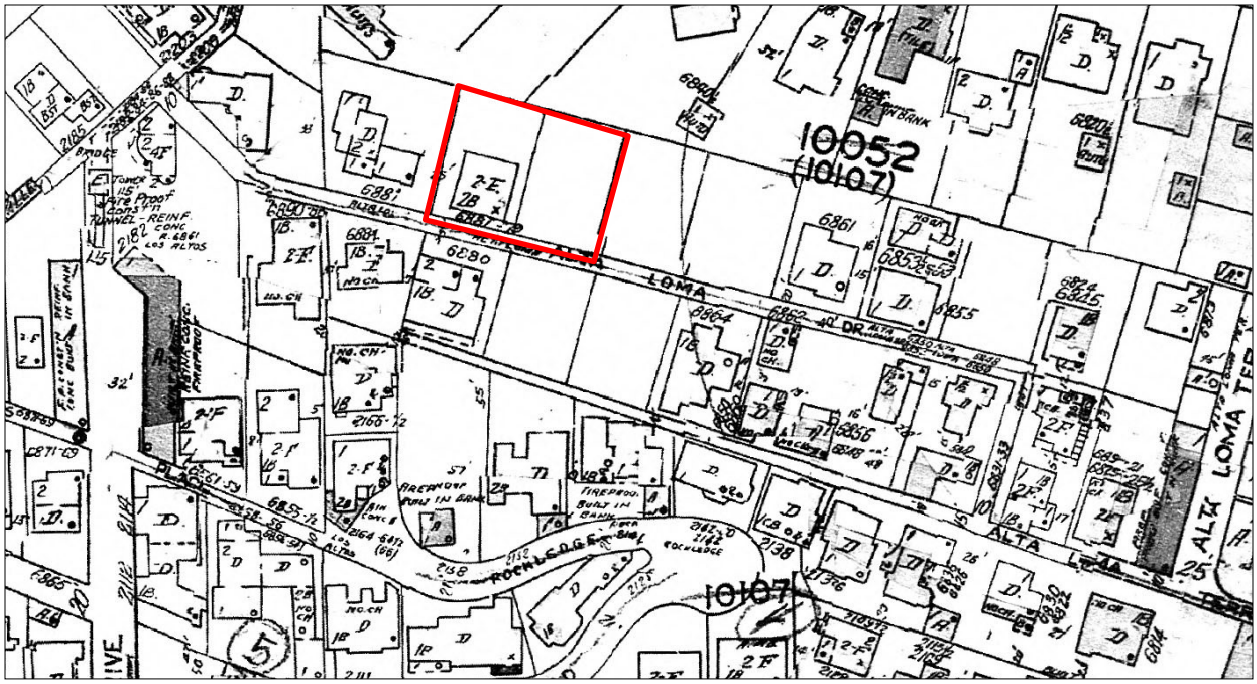


Map 3: 6879-6881 Alta Loma Terrace outlined in red (source: Los Angeles Bureau of Engineering Electronic Vault, 1920)

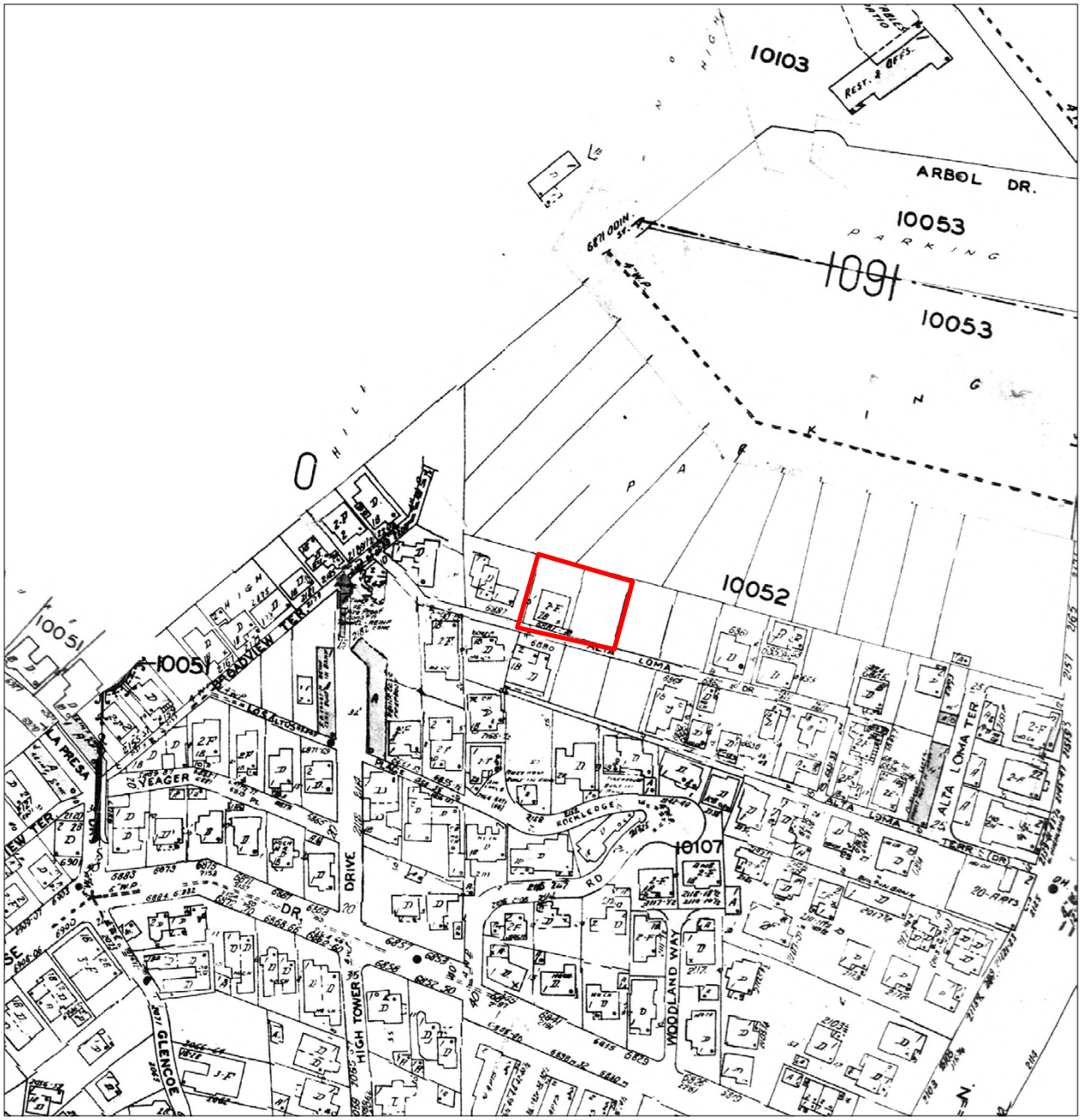


Map 4: Sanborn Fire Insurance Map, 6879-6881 Alta Loma Terrace outlined in red (1950)

Attachment 1: Maps

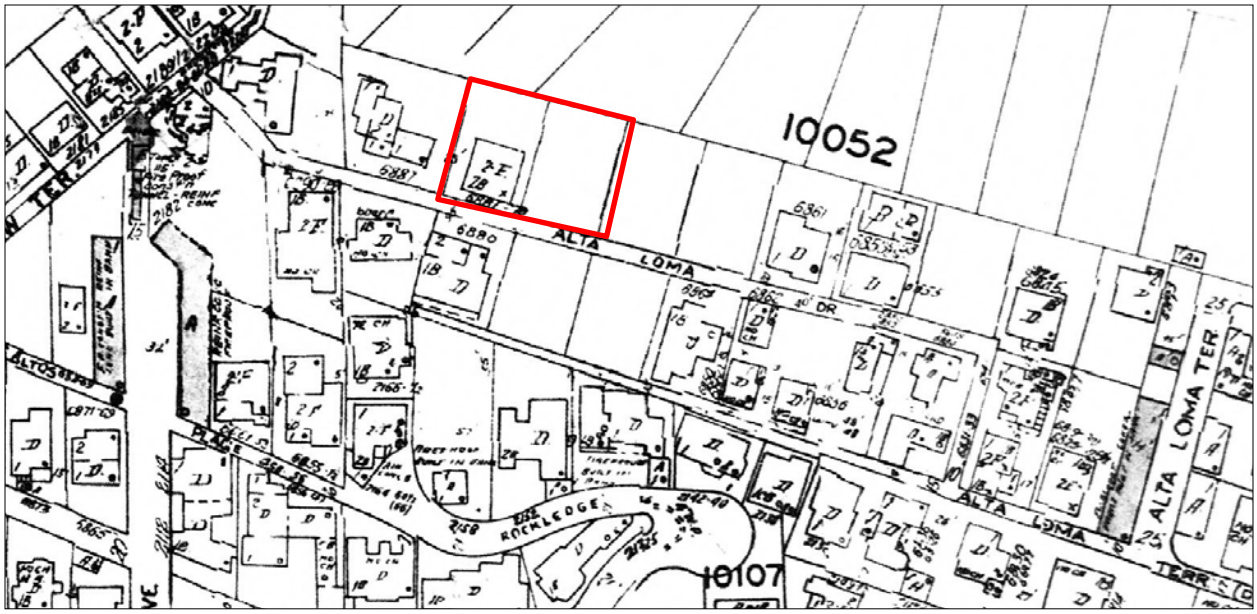


Map 5: Detail of previous Sanborn Fire Insurance Map, 6879-6881 Alta Loma Terrace outlined in red (1950)



Map 6: Sanborn Fire Insurance Map, 6879-6881 Alta Loma Terrace outlined in red (1970)

Attachment 1: Maps



Map 7: Detail of previous Sanborn Fire Insurance Map, 6879-6881 Alta Loma Terrace outlined in red (1980)

Property History

Newspapers by ancestry
https://www.newspapers.com/image/380557049

Downloaded on Jun 24, 2021



GR 4090.

HOLLYWOOD

FOR SALE, on top of hill, with an electric elevator to carry you up. No other view in the world like it. No traffic, no dust. Wonderful air. So quiet, so private, yet only 10 minutes' walk from Hollywood Blvd. and Highland ave. Unusually attractive 7-room house, very large studio living room with balcony and large fireplace. Three bedrooms, two very large. Two baths. Window drapes throughout included. Price $19,000. Terms. ALSO brand new 5-room house in same location, with elevator. Garages at elevator entrance. Near Hollywood Bowl. Price $14,000, terms. 6881 ALTA LOMA TERRACE. Call after Sunday.

SELL OR RENT

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Daniel C. Messinger

STATE California
COUNTY Los Angeles
TOWNSHIP OR OTHER DIVISION OF COUNTY Los Angeles Township Precinct 208
NAME OF INSTITUTION X

DEPARTMENT OF COMMERCE AND LABOR—BUREAU OF THE CENSUS

THIRTEENTH CENSUS OF THE UNITED STATES: 1910—POPULATION

110

SUPERVISOR'S DISTRICT NO. 7 | ENUMERATION DISTRICT NO. 253 | SHEET NO. 3 A

NAME OF INCORPORATED PLACE Los Angeles City (Carteff)
WARD OF CITY
ENUMERATED BY ME ON THE 18 DAY OF April 1910. Village Clerk ENUMERATOR 245

LOCATION. Street, avenue, road, etc.	House number (in cities of 5,000 or more)	Number of family (in order of visitation)	Number of dwelling house (in order of visitation)	NAME of each person whose place of abode on April 15, 1910, was in this family. Enter surname first, then the given name and middle initial, if any. Include every person living on April 15, 1910. Omit children born since April 15, 1910.	RELATION. Relationship of this person to the head of the family.	PERSONAL DESCRIPTION. Sex.	Color or race.	Age at last birthday.	Whether single, married, widowed, or divorced.	Number of years of present marriage.	Mother of how many children. Number born.	Mother of how many children. Number now living.	NATIVITY. Place of birth of this Person.	Place of birth of Father of this person.	Place of birth of Mother of this person.	CITIZENSHIP. Year of immigration to the United States.	Whether naturalized or alien.	Whether able to speak English; or, if not, give language spoken.	OCCUPATION. Trade or profession of, or particular kind of work done by this person, as spinner, salesman, laborer, etc.	General nature of industry, business, or establishment in which this person works, as cotton mill, dry goods store, farm, etc.	Whether an employer, employee, or working on own account.	If an employer: Whether or not out of work on April 15, 1910.	If an employer: Number of weeks out of work during year 1909.	EDUCATION. Whether able to read.	Whether able to write.	Attended school any time since Sept. 1, 1909.	OWNERSHIP OF HOME. Owned free or mortgaged.	Owned free or mortgaged.	Farm or home.	Number of farm schedule.	Whether a resident of the Union or Confederate state on May 1, 1861.	Whether Negro, Mulatto, Indian, Chinese, Japanese, or other race.		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32			
1	45	10	10	Almstead Clara G.	Head	F	W	30	M1	7	4	4	California	Ohio	Massachusetts			English		None			Yes	Yes										
2				" Clara E.	Daughter	F	W	5	S				California	California	California					None														
3				" Viola	Daughter	F	W	3	S				California	California	California					None														
4				" George R	Son	M	W	2	S				California	California	California					None														
5				" Eleanor F.	Daughter	F	W	9/12	S				California	California	California					None														
6	512	51	51	Utter Geo. J.	Head	M	W	48	M1	20			New York	New York	New York			English	Painter	House	O.A.		Yes	Yes		O	M	M	13	3	9	8		
7				" Ora M.	Wife	F	W	34	M1	20	6	5	Illinois	United States	United States			English	None				Yes	Yes										
8				" Gracie	Dau	F	W	17	S				Missouri	New York	Illinois			English	None				Yes	Yes	Yes									
9				" Clyde	Son	M	W	14	S				Missouri	New York	Illinois			English	None				Yes	Yes	Yes									
10				" Robert	Son	M	W	7	S				Missouri	New York	Illinois				None				Yes	Yes	Yes									
11				" Marguerite	Daughter	F	W	7	S				Missouri	New York	Illinois				None				Yes	Yes	Yes									
12				" Berenice	Daughter	F	W	2	S				California	New York	Illinois				None															
13	400	52	52	Simmonds Frank A.	Head	M	W	60	M2	12			New York	United States	United States			English	Contractor	Carpenter	O.A.		Yes	Yes		O	M	M		12	6	8		
14				" Harriet Az	Wife	F	W	34	M1	12	2	2	Oregon	Missouri	United States			English	None				Yes	Yes										
15				" Marguerite G.	Daughter	F	W	10	S				California	New York	Oregon			English	None				Yes	Yes	Yes									
16				" Claudius	Son	M	W	8	S				California	New York	Oregon				None						No									
17	501	53	53	Hubbs Ulysses G.	Head	M	W	44	M1	25			Indiana	Indiana	Indiana			English	Carpenter	House	O.A.		Yes	Yes		O	M	M	12	7	9	8		
18				" Florence	Wife	F	W	41	M1	25	4	3	Indiana	Indiana	Indiana			English	None				Yes	Yes										
19				" Glenwood	Son	M	W	14	S				Indiana	Indiana	Indiana			English	Printer	House	W.	No.	No	Yes	Yes					13	3	9	8	
20				" Estelle	Son	M	W	8	S				Missouri	Indiana	Indiana				None					Yes	Yes									
21	324	54	54	Dixon Henry P.	Head	M	W	28	M1	3			Canada-Eng.	Eng-English	Canada-Eng.	1911	Pa	English	Machinist	Automobile	O.A.		Yes	Yes		O	3	M	13	1	X	3		
22				" Marie H.	Wife	F	W	27	M1	3	2	2	Fra-French	Switz-French	Switz-German	1906		English	None				Yes	Yes										
23				" Harold M.	Son	M	W	3	S				California	Canada-Eng	Switz-French				None															
24				" Gordon	Son	M	W	1	S				California	Canada-Eng	Switz-French				None															
25				Truan Julian	Father-in-Law	M	W	57	W				Switz-French	Switz-French	Switz-French	1876	Ha	English	Brickmaker	Brick Yard	W	No	No	Yes	Yes					9	9	1	5	
26	321	55	55	Johnson Carl J.	Head	M	W	25	M1	1			Sw-Swedish	Sw-Swedish	Sw-Swedish	1904	Pa	English	Carpenter	House	W	No	No	Yes	Yes		O	7	M	12	7	9	8	
27				" Selma	Wife	F	W	25	M1	1	1	1	Sw-Swedish	Sw-Swedish	Sw-Swedish	1901		English	None				Yes	Yes										
28				" Arthur E. J.	Son	M	W	9/12	S				California	Sw-Swedish	Sw-Swedish				None															
29	340	56	56	White Flora C.	Head	F	W	50	W		5	5	California	Mississippi	Missouri			English	None				Yes	Yes		O	Rents							
30				" Claude	Son	M	W	26	S				California	Mississippi	California			English	Bricklayer	Building Co	W	No	No	Yes	Yes					13	7	9	8	
31				" Jessie	Daughter	F	W	21	S				California	Mississippi	California			English	None				Yes	Yes										
32				" Verne	Son	M	W	10	S				California	Mississippi	California			English	None				Yes	Yes	Yes									
33				Keifer Ina	Daughter	F	W	27	M1	3	1	1	California	Mississippi	California			English	None				Yes	Yes										
34				" Albert	Son-in-Law	M	W	35	M2	3			Indiana	United States	United States			English	Bricklayer	Building Co	W	No	No	Yes	Yes					13	7	9	8	
35				" Albert	Grandson	M	W	7/12	S				California	Indiana	California				None															
36	400	57	57	Byrne James M.	Head	M	W		30	M1	5		Ire-English	Ire-English	Ire-English	1891	Ha	English	Painter	Newspaper	W	Ha	No	Yes	Yes		O	M	M	3	0	7	1	
37				" Henrietta M.	Wife	F	W	29	M1	5	2	2	Ire-English	Ire-English	Ire-English	1905		English	None				Yes	Yes										
38				" Aileen C.	Daughter	F	W	3	S				California	Ire-English	Ire-English				None															
39				" Robert E.	Son	M	W	1	S				California	Ire-English	Ire-English				None															
40	405	58	58	Messinger Daniel C.	Head	M	W	34	M1	5			Nebraska	Ohio	Ohio			English	Contractor	Horses	Emp		Yes	Yes		O	M	M	4	0	9	8		
41				" Ella M	Wife	F	W	32	M1	5	1	1	New York	New York	New York			English	None				Yes	Yes										
42				" Marjory	Daughter	F	W	4	S				California	Nebraska	New York				None															
43				" Asenath R.	Mother	F	W	67	W		2	2	Ohio	Pennsylvania	Pennsylvania			English	None				Yes	Yes										
44	6649	59	59	Eads James	Head	M	W	64	M1	36			Missouri	Indiana	Missouri			English	Agent	Real Estate	O.A.		Yes	Yes		O	M	M	11	0	7	X		
45				" Virginia	Wife	F	W	60	M1	36	3	2	Illinois	New Hampshire	New York			English	None				Yes	Yes										
46				Griffin Emily E.	Daughter	F	W	30	Wd		1	1	Illinois	Missouri	Illinois			English	Maker Ornamental Leather goods		O.A.		Yes	Yes					9	9	4	5		
47				" Neil A	Grandson	M	W	6	S				California	Missouri	Illinois				None						Yes									
48	711	60	60	Anslyn Charles	Head	M	W	37	M1	11			Iowa	Pa-Pennsylvania	United States			English	Dairyman	Selling Milk	O.A.		Yes	Yes		R	M	M	4	5	3	X		
49				" Alice	Wife	F	W	32	M1	11	2	2	Wisconsin	Eng-English	Eng-English			English	None				Yes	Yes										
50				" Altabel	Daughter	F	W	10	S				California	Iowa	Wisconsin			English	None				Yes	Yes	Yes									

STATE California
COUNTY Los Angeles
TOWNSHIP OR OTHER DIVISION OF COUNTY Los Angeles Township Precinct 208
NAME OF INCORPORATED PLACE Los Angeles City (Carteff)

DEPARTMENT OF COMMERCE AND LABOR—BUREAU OF THE CENSUS

THIRTEENTH CENSUS OF THE UNITED STATES: 1910—POPULATION

SUPERVISOR'S DISTRICT NO. 7 | ENUMERATION DISTRICT NO. 253 | SHEET NO. 3 B

WARD OF CITY X
2501

101

STATE California | COUNTY Los Angeles | TOWNSHIP OR OTHER DIVISION OF COUNTY Los Angeles Township

9–137

DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS

FOURTEENTH CENSUS OF THE UNITED STATES: 1920—POPULATION

8 [D1–578]

SUPERVISOR'S DISTRICT No. 31 | ENUMERATION DISTRICT No. 172 | SHEET No. 8 A

NAME OF INCORPORATED PLACE Los Angeles [Insert proper name and, also, name of class, as city, village, town, or borough. See instructions.]

WARD OF CITY 7th

NAME OF INSTITUTION [Insert name of institution, if any, and indicate the lines on which the entries are made. See instructions.]

ENUMERATED BY ME ON THE 7 DAY OF January, 1920. Alice Longy Kaver, ENUMERATOR.

N. Harvard — Jan. 7

PLACE OF ABODE. Street, avenue, road, etc.	House number or farm, etc. (See instructions.)	Number of dwelling house in order of visitation.	Number of family in order of visitation.	NAME of each person whose place of abode on January 1, 1920, was in this family. Enter surname first, then the given name and middle initial, if any. Include every person living on January 1, 1920. Omit children born since January 1, 1920.	RELATION. Relationship of this person to the head of the family.	TENURE. Home owned or rented.	If owned, free or mortgaged.	PERSONAL DESCRIPTION. Sex.	Color or race.	Age at last birthday.	Single, married, widowed, or divorced.	CITIZENSHIP. Year of immigration to the United States.	Naturalized or alien.	If naturalized, year of naturalization.	EDUCATION. Attended school any time since Sept. 1, 1919.	Whether able to read.	Whether able to write.	NATIVITY AND MOTHER TONGUE. Place of birth of each person and parents of each person enumerated. If born in the United States, give the state or territory. If of foreign birth, give the place of birth and, in addition, the mother tongue. (See instructions.) PERSON. Place of birth.	PERSON. Mother tongue.	FATHER. Place of birth.	FATHER. Mother tongue.	MOTHER. Place of birth.	MOTHER. Mother tongue.	Whether able to speak English.	OCCUPATION. Trade, profession, or particular kind of work done, as spinner, salesman, laborer, etc.	Industry, business, or establishment in which at work, as cotton mill, dry goods store, farm, etc.	Employer, salary or wage worker, or working on own account.	Number of farm schedule.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
1	616	206	214	Estes, Thomas P.	Head	O	M	M	W	53	M					Yes	Yes	Illinois		Tennessee		Tennessee		Yes	Claim agent	S.P. Railroad	W	
2				——, Isabel	wife			F	W	51	M					Yes	Yes	Missouri		Missouri		Missouri		Yes	none			
3				——, Muriel	daughter			F	W	19	S				Yes	Yes	Yes	South Dakota		Illinois		Missouri		Yes	none	none		
4	628	207	215	Knerr, Jessa A.	Lodger	R	M	F	W	54	M					Yes	Yes	Pennsylvania		German	German	Pennsylvania		Yes	none	none		
5				——, Harry	Husband			M	W	56	M					Yes	Yes	Pennsylvania		Pennsylvania		Pennsylvania		Yes	contractor	building	E	1441
6				——, Jobes	son			M	W	22	S					Yes	Yes	Pennsylvania						Yes	mechanic	automobile	Oa	678
7	536	208	216	Cage, Harry D.	Head	O	M	M	W	44	M					Yes	Yes	Indiana		Indiana		Indiana		Yes	Installs heaters	Steam heating	W	7
8				——, Jeanette	wife			F	W	53	M					Yes	Yes	Ohio		Maryland		Ohio		Yes	none	none		8
9	644	209	217	Hulpin, Jake	Head	R		M	W	45	M	1904	Russia			Yes	Yes	Russia (Minsk)	Russian	Russia	Russian	Russia	Russian	Yes	Proprietor	Shirt Shop	Oa	9
10				——, Eva	wife			F	W	40	M					Yes	Yes	Russia	Russian	Russia	Russian	Russia	Russian	Yes	none	none		10
11				——, Bill	son			M	W	20	S					Yes	Yes	Russia	Russian	Russia	Russian	Russia	Russian	Yes	salesman	shirt wholesale house	W	11
12				——, Rosie	daughter			F	W	13	S				Yes	Yes	Yes	Tennessee		Russia	Russian	Russia	Russian	Yes	none	none		12
13				——, Harry	son			M	W	9	S				Yes			California		Russia	Russian	Russia	Russian	Yes	none	none		13
14	648	210	218	Leach, Ralph B.	Head	R		M	W	30	M					Yes	Yes	West Jersey		New Jersey		Ohio		Yes	Proprietor	Restaurant	E	14
15				——, Eva	wife			F	W	32	M					Yes	Yes	Pennsylvania		Ohio		Pennsylvania		Yes	none	none		15
16				——, Margaret	daughter			F	W	12	S				Yes	Yes	Yes	Pennsylvania		New Jersey		Pennsylvania		Yes	none	none		16
17				——, Eleanor	daughter			F	W	8 6/12	S							New Jersey		New Jersey		Pennsylvania		Yes	none	none		17
18	653	211	219	Hadden, Robert G.	Head	O	F	M	W	64	M	1864	Ua	Na		Yes	Yes	Ireland		Ireland		Ireland		Yes	Lawyer	general practice	Oa	18
19				——, Florence	wife			F	W	48	M					Yes	Yes	Massachusetts		Massachusetts		New York		Yes	none	none		19
20				Plamondon, Clara	Mother			F	W	64	Wd					Yes	Yes	Canada	English	Canada	English	Canada	English	Yes	none	none		20
21				——, Richard	Brother			M	W	43	S					Yes	Yes	Michigan		Canada	English	Canada	English	Yes	Proprietor	Watch making store	Oa	21
22	645	212	220	Murnyn, Joseph	Head	O	F	M	W	50	M					Yes	Yes	California		Portugal	Portuguese	Portugal	Portuguese	Yes	Proprietor	dairy	Oa	22
23				——, Orla	wife			F	W	41	M					Yes	Yes	Oregon		Virginia		Illinois		Yes	none	none		23
24	645	213		Good, Henry	Head	R		M	W	27	M	1888	Ua	Surveyor		Yes	Yes	England		England	Na	England		Yes	bookkeeper	newspaper	W	24
25				——, Wilfred B.	husband			M	W	34	M					Yes	Yes	Pennsylvania		Pennsylvania		Pennsylvania		Yes	none	none		25
26	611	214	221	Barclay, George B.	Head	R		M	W	51	M					Yes	Yes	Pennsylvania		Ireland	Irish	Pennsylvania		Yes	material man	Pac. Electric	W	26
27				——, Agnes E.	wife			F	W	46	M					Yes	Yes	Kansas		Ireland	Irish	Canada	English	Yes	none	none		27
28				——, George L.	son			M	W	21	S					Yes	Yes	Missouri		Pennsylvania		Kansas		Yes	electrician	Electrical Co.	W	28
29				Clay, David G.	mother-in-law			F	W	78	Wd					Yes	Yes	Canada	English	Canada	English	Canada	English	Yes	none	none		29
30				——, James H.	brother-in-law			M	W	50	D					Yes	Yes	Kansas		Ireland	Irish	Canada	English	Yes	Watchman	Red Cross Hospital	W	30
31	547	215	222	Heisner, Henry	Head	O	F	M	W	71	M					Yes	Yes	Ohio		Hesse, Germany	German	Hesse, Germany	German	Yes	Electrotyper	Times Newspaper	W	31
32				——, Clara	wife			F	W	27	M					Yes	Yes	Ohio		Bavaria, Germany	German	Germany	German	Yes	none	none		32
33	543	216	223	Routery, Herbert C.	Head	O	Rn	M	W	49	M	1908	Ua	Naturalized		Yes	Yes	England	English	England	English	England	English	Yes	cutter	ladies garments	W	33
34				——, Dora M.	wife			F	W	47	M					Yes	Yes	Canada	English	Canada	English	Canada	English	Yes	none	none		34
35				——, Harold E.	son			M	W	11	S				Yes	Yes	Yes	Canada	English	Canada	English	Canada	English	Yes	none	none		35
36				——, Herbert Lee	son			M	W	9	S				Yes			California	English	Canada	English	Canada	English		none	none		36
37				——, Francis E.	son			M	W	5	S				Yes			California	English	Canada	English	Canada	English		none	none		37
38				——, Walter A.	son			M	W	3 5/12	S							California	English	Canada	English	Canada	English		none	none		38
39	527	217	224	Messinger, Daniel C.	Head	O	M	M	W	44 12	M					Yes	Yes	Nebraska		Ohio		Ohio		Yes	hides + designer	horses	E	39
40				——, Ella	wife			F	W	42	M					Yes	Yes	New York		New York		Ohio New York		Yes	none	none		40
41				——, Marjory	daughter			F	W	13	S				Yes	Yes	Yes	California		Nebraska		New York		Yes	none	none		41
42				——, Jewell	daughter			F	W	9	S				Yes	Yes	Yes	California		Nebraska		New York			none	none		42
43				——, Amanda Ann	daughter			F	W	5	S				Yes			California		Nebraska		New York			none	none		43
44				Messinger, Asenath	mother			F	W	76	Wd					Yes	Yes	Ohio		Pennsylvania		Pennsylvania		Yes	none	none		44
45	583	218	225	Hahn, Herbert S.	Head	O	M	M	W	39	M					Yes	Yes	West Virginia		Mississippi		West Virginia		Yes	clerical (Recr.)	Bond & R.E. Co.	W	45
46				——, Dorothy C.	wife			F	W	40	M					Yes	Yes	Nebraska		Ireland	Irish	Missouri		Yes	none	none		46
47				——, Eugenia	daughter			F	W	12	S				Yes	Yes	Yes	Colorado		West Virginia		Missouri		Yes	none	none		47
48				——, Dorothy F.	daughter			F	W	10	S				Yes	Yes	Yes	Colorado		West Virginia		Missouri		Yes	none	none		48
49				——, Virginia P.	daughter			F	W	4 5/12	S							California		West Virginia		Missouri			none	none		49
50	523	219	226	How, Mary L.	Head	O	M	F	W	61	Wd					Yes	Yes	New York		New York		New York		Yes	none	none		50

Newspapers by ancestry
https://www.newspapers.com/image/607894817

Downloaded on Feb 23, 2021

BUILDING PERMITS

Ward—	Permits.	Value.
First	4	$10,63[illegible]
Second	9	21,23[illegible]
Fourth	3	4,85[illegible]
Fifth	15	30,28[illegible]
Sixth	3	4,80[illegible]
Eighth	4	80[illegible]
Ninth	2	1,04[illegible]
Totals	40	$73,69[illegible]

Thirty-sixth place, 1139 West—W. G. Nott, 932A South Main street, owner and builder; alterations to flat building, $1200.

First street, 630 West (San Pedro)—Mrs. A. Reed, San Pedro, owner; H. A. Linkletter, builder; one-story three-room residence, $350.

Monte Vista street, 5424—Giles & Bassler, 5424 Monte Vista street owners; Thomas Flynn, builder; alterations to store, $100.

First street, 725-727 East—A. J. Brown, 441 North Grand avenue; owner and builder; alterations to store, $150.

San Pedro street, 207½ North—E. Hanna, 207½ North San Pedro street, owner; —— Nakagawa, builder; alterations to bathhouse, $100.

Irolo street, 765—J. R. Moiso, 471 Pacific Electric building, owner; D. C. Messinger, builder; garage, $150.

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Newspapers by ancestry
https://www.newspapers.com/image/380177302

Downloaded on Feb 23, 2021



CONTRACTORS—
And Builders.

WE BUILD DIRECT FROM OUR OWN lumber at first cost.
2 rooms, $75 to $100; 4 rooms, $200.
5 and 6 rooms, modern, $800 to $1200.
See our plans, $800 to $2000.
We lower all bids, city or country.
Complete free drafting department.
P. J. LEAVER & CO., Contractors, 817 to 821 Higgins Bldg., corner Second and Main.
60304. Main 8988.

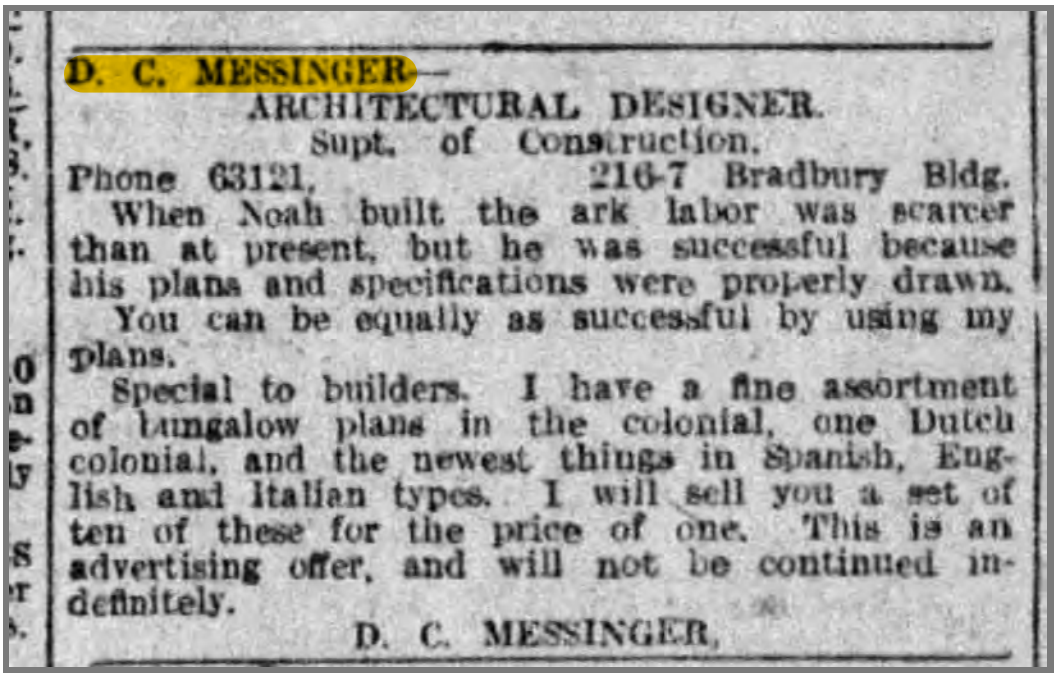
HOME SEEKERS BUILDING CORPORATION.
Will furnish the money and build according to your ideas, providing you have a clear lot; our free drafting department at your disposal; no charge for plans where we build. Let us talk the matter over. 703 HIGGINS BLDG., 108 W. Second. A5516. Broadway 38.

BETTER BUNGALOWS BUILT FOR LESS.
Money furnished.
Nifty up-to-date plans.
See me TODAY.
D. C. MESSINGER,
A4378. 333 Union Oil Bldg.

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Newspapers by ancestry
https://www.newspapers.com/image/380469406

Downloaded on Feb 23, 2021



D. C. MESSINGER—
ARCHITECTURAL DESIGNER.
Supt. of Construction.
Phone 63121. 216-7 Bradbury Bldg.

When Noah built the ark labor was scarcer than at present, but he was successful because his plans and specifications were properly drawn.

You can be equally as successful by using my plans.

Special to builders. I have a fine assortment of bungalow plans in the colonial, one Dutch colonial, and the newest things in Spanish, English and Italian types. I will sell you a set of ten of these for the price of one. This is an advertising offer, and will not be continued indefinitely.

D. C. MESSINGER.

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Newspapers by ancestry
https://www.newspapers.com/image/682812023

Downloaded on Feb 23, 2021

1924 TO BE BIG ERA FOR BUILDING

Messinger Foresees Solid Home Section To Ocean Front

By D. C. MESSINGER

In building, 1924 promises to be the biggest year yet. Just now we are experiencing a lull that always comes at this time of year, building permits for January having fallen to $12,248,795.00, as against a record for December of $20,103,409.00. The record for the first month of this year, however, exceeds that for January, 1923, by approximately $2,000,000.

In anticipation of increased spring demand, prices of building materials are already on the upgrade. Lumber, today, is selling for $7 per 1000 feet more than it was 30 days ago. The labor market is more favorable now than for some time past, the influx of winter workers having come at the same time as a lull in the building program. Wages are not much affected, but the plentiful supply of mechanics has a tendency to increase the efficiency and output of the workers.

It is a little hard to tell just what the tendency in sub-division buying will be. In some localities the buying has slackened materially. In others—as witness the near riot that occurred at the opening of a tract on South Western avenue recently—the people seem determined to buy something, just so it is a vacant lot among other vacant lots. Good judgment on the part of the purchaser would indicate that the safer course is to stay with property contiguous to built-up territory, and to bite off what he can chew, and no more.

Income property values are constantly rising, and rents are keeping pace. The only reason the whole population of Southern California are not millionaires, is because some had to sell before the remainder could makes the profits on the increased values. No limit can be set on the values which can be reached by well located inside property in Los Angeles and Hollywood. Personally, I have an active imagination and can visualize the time when that entire section beginning at Long Beach and running along the coast to above Santa Monica, then over the hills into San Fernando Valley, to and above Pasadena and back to the coast will be built up absolutely solid, and contain a population of—well, I won't names the number of millions of people. Of course, to support all this population we will have to develop industrially, but we are doing that, much more rapidly than the ordinary person realizes.

Activity in the building of apartment houses has been marked the past year and will continue, the returns being satisfactory. Values of Hollywood property have increased to the point where a four-family flat building is not a sufficient improvement in proportion to the cost of the lot. Much better returns can be obtained from more rental units on the same parcel of ground. The ordinary lot will hold a building of about twenty single apartments in two-story construction and, of course, more in proportion to height.

TODAY'S ANNIVERSARIES

1843 — Knute Nelson, governor of Minnesota and U. S. Senator, born in Norway. Died April 28, 1923.

1849 — Benjamin W. Leigh, former United States Senator from Virginia, died at Richmond. Born in Chesterfield county, Va., June 18, 1781.

1858 — Arctic gaiters were patented by Thomas O. Wales of Boston.

1861 — France bought the principality of Monaco for 4,000,000 francs.

1886 — William E. Gladstone became British premier for the third time.

1901 — The funeral of Queen Victoria took place at Windsor.

1921 — Duke of Connaught inaugurated the Bengal Legislative Council of State.

1922 — The Cardinals went into solemn conclave for the election of a new pope.

If Australia could be placed in the Atlantic Ocean, it would fill up all the space between America and the British Isles.

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Newspapers by ancestry
https://www.newspapers.com/image/380530055

Downloaded on Feb 23, 2021

SYNDICALISM CASES DELAYED AS GROUP.

ATTORNEY FOR FOURTEEN RED SUSPECTS HAS THE TRIAL DATES CONTINUED.

Upon showing being made by S. G. Pandit, attorney for fourteen defendants accused of being I.W.W. and violating the provisions of the criminal syndicalism act, that he is not prepared at this time for the cases to go to trial, Judge Willis yesterday continued the date for the trials until January 20. Objection to the continuance was not made by Deputy District Attorney Keyes, who is prosecuting the cases.

It was understood the trial being conducted at present at Oakland under the syndicalism act will be completed soon. In case of a conviction, the Oakland defendants will take their cases directly to the Appelate court, to test the constitutionality of the act.

Mr. Pandit explained to the court here yesterday that W. B. Cleary is to take over the local cases as soon as the Oakland trial ends, and that witnesses needed by the defense are now under subpoena at the Oakland trial.

The court, so that no technical error would be committed, ordered that those defendants now in the County Jail appear in court and individually consent to the continuance and that those who are out on bail appear Tuesday for the same purpose, or else forfeit their bail.

The cases, it was said, will be tried jointly. The continuance applies to eleven of the first twelve arrested and T. J Cavanaugh, Charles Galwey and Max Rudoy.

An order was made admitting O. J. Christianson, Adela, his wife, and A. Altshuler and Carl Miller to bail of $5000 in bonds or $2000 cash. Their cases were continued until Tuesday, to be set for trial.

SPANISH BUNGALOW.

Plans have been prepared by D. C. Messinger for a Spanish style bungalow to be erected in Hillcrest Terrace, Hollywood, for G. W. and D. H. Harrocks. He has also completed plans for five bungalows to be erected on Lacrhmont boulevard, Marlborough Square, for Sly and Roden, builders.

WILL BUILD GARAGE.

Contracts have just been let for the erection of a new brick garage building on Alvarado street near Ninth for Mrs. Marian Van Ache to cost $12,000. Architect T. Beverly Kelm, Jr., prepared the plans.

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

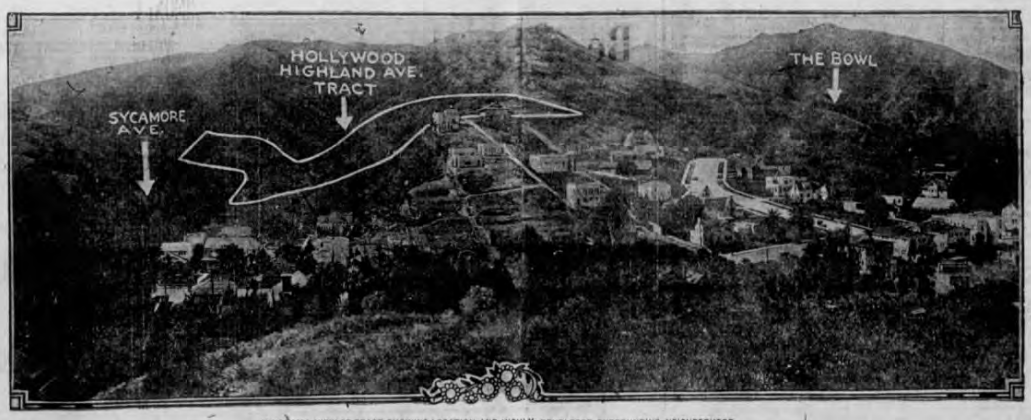
High Tower Neighborhood

Newspapers by ancestry
https://www.newspapers.com/image/682609732

Downloaded on Jun 24, 2021

Opening Sale Today — Hollywood-Highland Avenue Tract

BETWEEN THE BOWL AND HOLLYWOOD BOULEVARD



PANORAMA VIEW OF TRACT SHOWING LOCATION AND HIGHLY DEVELOPED SURROUNDING NEIGHBORHOOD

How Often You Have Said:

"I would love to live up on the hills overlooking Hollywood and Los Angeles if it were not for that long, tiresome climb."

Your desire to live on the hilltop, overlooking Hollywood, Los Angeles and the Pacific Ocean, without the annoyance of a long, tiresome climb or a dangerous automobile drive, can now be realized. This has been made possible by the opening today of the Hollywood-Highland Avenue Tract, just three blocks north of Hollywood boulevard and five hundred feet west of Highland avenue on Sycamore drive.

How To Get There—North on Highland avenue, about three blocks from Hollywood boulevard, to Sycamore drive; then west 500 feet to tract office.

An Automatic Electric Passenger Elevator

will be installed without cost to the property owners, and will take you quietly to the level on which your house is located with as little trouble as going to the top floor of an apartment house building.

About 25 of these wonderful lots are on the street level, but still overlooking the city.

PRICES— Lots range in price from $1500 to $4000. Easy terms. Garage sites are deeded with hill lots. All contracts drawn, escrows made and money paid into the Guarantee Building & Loan Association, Title Insurance & Trust Co. Certificates.

IMPROVEMENTS— All streets and walks in the tract will be paved and stairways will be built so that each lot buyer will be able to reach his or her lot in the easiest possible way. Electricity, water mains, gas mains, and sewers will be installed to each lot. Ornamental street lights will be installed. There will be no poles on tract, as electricity is to be installed underground.

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Newspapers by ancestry
https://www.newspapers.com/image/380523934

Downloaded on Jun 24, 2021

president.

AUTOMATIC ELEVATOR TO SERVE NEW TRACT

An interesting feature of the new Hollywood-Highland-avenue tract, opened last week, will be a community electric automatic elevator, by which residents in the tract will be lifted to the top of the hill, where their homes will be located. The garages will be located at the foot of the hill, near the elevator.

All improvements are being installed by the subdividers as rapidly as possible. These will include paved streets, cement sidewalks, sewers, gas, and electricity, as well as street lights, and a number of ornamental features.

REALTOR'S CARAVAN

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Newspapers by ancestry
https://www.newspapers.com/image/385488782

The Los Angeles Times (Los Angeles, California) · Sat, Jul 13, 1929 · Page 16

Downloaded on Jun 24, 2021

PERMITS ISSUED

The following permits have been granted by F. G. Athearn, Commissioner of Corporations:

Holly Citrus Land Company. Real estate. Trustees, Jay Klinker, O. H. Thomee and C. A. Hamann. Permitted to issue 225 units at $100 each.

High Tower Elevator Association. To operate elevator. Officers, A. R. Newstrom, Fred S. Gallagher, Gilbert H. Beesemyer, Lemuel C. Bailey and H. E. McCroskey. Permitted to issue 20 memberships.

California Gasoline Corporation. To manufacture gasoline. Officers, E. E. Peacock, L. M. Harlow, Frank M. Kuhry, John McDuell and Thomas Kiddie. Capital 100,000 shares of no par value. Per-

Del Mar Hills. Real estate. Officers,

Del Mar Hills. Real estate. Officers, R. C. H. Rupp, L. D. Hollingsworth, A. R. Renshaw, Charles Woerner and Dave F. Smith. Capital 12,500 shares, $100 par value. Permitted to issue 11,427 shares.

Del Mar Valley Lands. Real estate. Officers, C. R. H. Rupp, L. D. Hollingsworth, A. R. Renshaw, Charles Woerner and Dave F. Smith. Capital 15,000 shares, $100 par value. Permitted to issue 9,520 shares.

E. Byron Siens, Inc. Real estate. Officers, E. Byron Siens, Maurice C. Myers, D. E. Varden. Capital 20,000 shares, $10 par value. Permitted to issue 2500 shares.

Grayson Appliance Company, Ltd. To manufacture heating appliances. Officers, J. H. Grayson, H. V. Grayson, J. E. Blackman, Charlotte Blackman and J. B. Kasal. Capital 10,000 shares, $10 par value. Permitted to issue all.

Incorporate Investors. Real estate. Officers, E Klein, O. Gros, H. Stein, J. Medway, T Robbins, S. Cherman and D. Cherman. Capital 2400 shares, $10 par value. Permitted to issue all.

Sickow Borax Mines Consolidated, Inc. Borax mining. Officers, John K. Sickow, D. N. Thomson, D. Howard, J. J. Donovan and C. Worth Norton. Capital 40,000 shares, $10 par value, and 160,000 shares of no par value. Permitted to issue 15,500 preferred and 60,000 common shares.

Commonwealth Properties, Ltd. Building. Officers, R. E. Mon, R. J. Buchanan, John W. Dullen, Roy Work and C. Roy Smith. Capital 20,000 shares, $10 par value. Permitted to issue all.

United Pipe Line Treating Company. To manufacture pipe line cleaning devices. Officers, Ernest H. Adams, Florence Burnett and R. B. Waterhouse. Capital 100,000 shares, $1 par value. Permitted to issue all.

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Newspapers by ancestry
https://www.newspapers.com/image/608111601

Downloaded on Jun 27, 2021



Fred S. Gallagher in Business for Himself

Fred S. Gallagher, nearly six years with the Platt Music Company, began business for himself today, opening with a full line of pianos and talking machines at 627 South Broadway. Gallagher was secretary and manager for the Platt company and is well known in music circles and to the piano trade.

Associated with him will be Thomas J. Quinn, a Detroit capitalist, and J. F. Montgomery, well known in commercial circles in Los Angeles.

On leaving the Platt company he was presented a solid gold watch by Mr. Platt and a gold-mounted billfold by the employes of the company in token of the esteem in which he is held by them.

Westlake Masons to Give Christmas Ball

Westlake lodge, F. and A. M., No. 392, is to give an entertainment and Yuletide ball tomorrow evening at Kramer's hall. The lodge has a membership of almost 1000. Those in charge of the affair are: Dr. Kelso Barnett, chairman; B. Frank Wayne, jr.; Walter Berger and George L. Morgan. It is planned to make this one of a series of Yuletide events to be given by Masonry in this city.

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Newspapers by ancestry
https://www.newspapers.com/image/682879732

Downloaded on Jun 24, 2021

Fred S. Gallagher to Build New Home in Morning Glory Tract

Fred S. Gallagher, subdivider of Morning Glory Terraces, has sold his home at 2060 North Highland avenue and plans to build a new residence in his tract. The site selected for his new dwelling is a choce location at the top of the elevator in Morning Glory Terrace and practically overlooking the Hollywood bowl.

The location is one of the prettiest in Hollywood. High above the city, away from the dust and noise of city traffic; cool and clean all the read round—it's an ideal place to live, according to Gallagher.

The lot selected by Mr. Gallagher will have its individual garage at the foot of the elevator, and will have the advantages of the sewage system, the underground conduits for telephone and electric light wires.

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Philip Ahn

Newspapers by ancestry
https://www.newspapers.com/image/580668892

Downloaded on Sep 24, 2021

JIMMIE FIDLER
VIEWS OF HOLLYWOOD

Philip Ahn picked a soft, cozy, comfortable chair in his Hollywood hilltop home and went into a deep-thinking bout. He had been doing feature roles in the movies since 1936—lots of movie roles—but they came sometimes after long intervals of waiting.

What to do to build up a bulwark of security? Go into business? What business? Then he remembered a fabulously growing district known as Panorama City, not too far from Hollywood. He bought a large section of land, built on it his Moongate restaurant and crisscrossed the remainder in white lines for a thousand parked cars. Today his Moongate is the showplace of San Fernando Valley and popular beyond Philip's dreams.

Philip Ahn, of Korean ancestry, hardly had opened for business, when big movie roles started falling all around him. You'll see him in "The Left Hand of God" at New Fox Theater and "Love Is a Many Splendored Thing" at the Chinese, his very newest.

This fine thespian, born in Los Angeles and has never seen the land of his ancestors, speaks faultless English. He is one of a limited few of Orientals who have achieved the heights in filmland, and the only one of Korean parentage, so far as I can learn. Roles for the Oriental type are not too plentiful, and since the field is limited, Philip hasn't always been working—but he hit stardom while doing it.

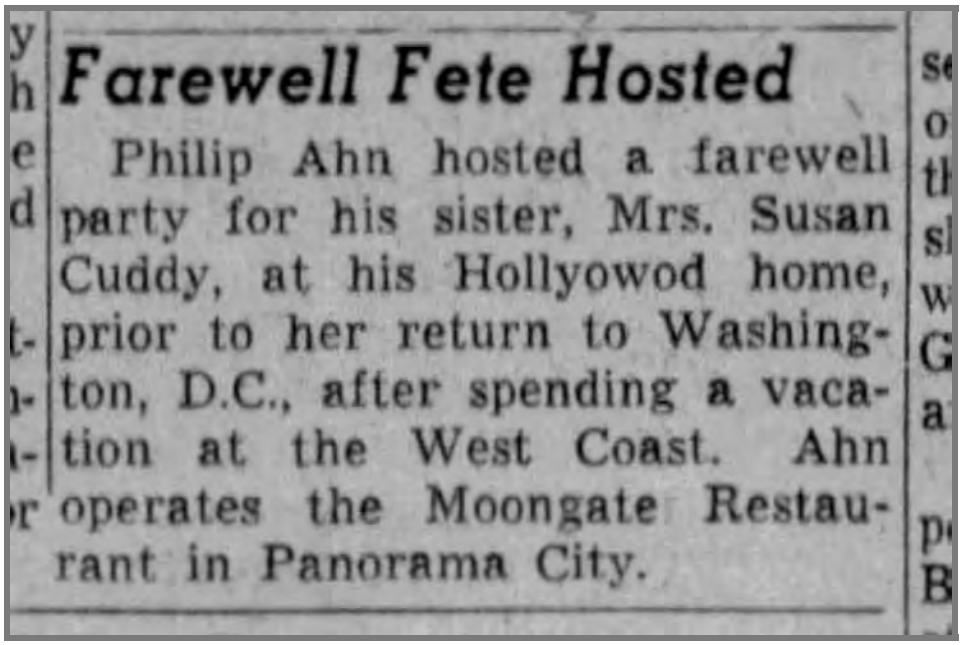
He broke into pictures with Bing Crosby, and since then has appeared with such big names as Mae West, Edmond O'Brien, Ruth Roman, William Holden, Humphrey Bogart, Jennifer Jones, Burt Lancaster and Alan Ladd. He served two years in the U. S. infantry during World War II. I find Philip Ahn to be one of the most interesting movie celebrities I have ever known.

Treat The Family To
CINERAMA on LABOR DAY
MONDAY, SEPT. 5th · 3 Shows 2, 5 and 8:30 · Tickets At Box Office

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Newspapers by ancestry
https://www.newspapers.com/image/580066945

Downloaded on Sep 24, 2021



Farewell Fete Hosted

Philip Ahn hosted a farewell party for his sister, Mrs. Susan Cuddy, at his Hollyowod home, prior to her return to Washington, D.C., after spending a vacation at the West Coast. Ahn operates the Moongate Restaurant in Panorama City.

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

5-16

Phillip Ahn Leads Busy Life While Attending School

By Lois Atkins

He smiled when asked during a recent interview to name the activities in which he had participated at S. C.

"Being only a sophomore," Philip Ahn said modestly, "naturally I haven't done very many things. I've been on the all-university committee, taken part in the School of Speech production, "The Princess Marries the Page," and now I am assistant in Dean Bacon's office, president of the Cosmopolitan club, and chairman of the international relations committee."

Not very many things! And besides, add to this imposing list the outside activities which have called him away from the work he s doing for the university in his various capacities. Philip, an American-born Korean, spent three weeks in San Francisco with the company of "Merrily We Roll Along," in which he had the role of an oriental valet.

"I've played bits in motion pictures, too, but for real constructive aid in the art of the drama I prefer the stage," Ahn explained.

His real interest, however, in is foreign commerce. Now enrolled in the Los Angeles University of International Relations—in fact, it was the reknown of this school which brought him to Troy for his college training, he complimented graciously—Ahn expects to enter trade relations between the United States and China after his graduation in 1937. His father, engaged in foreign trade, is now in his native land, and although Philip has never been in Korea, that he will be able to see it soon is his wish.

Following his graduation from Los Angeles Polytechnic high school, Ahn spent two years working in his family's rice fields in Colusa—"Roughing it with the men," he laughed. "It was fun for a while, but I'm glad I'm back at school."

Newspapers by ancestry
https://www.newspapers.com/image/702128889

Downloaded on Sep 24, 2021

CHAMBER OF COMMERCE DAY

Panorama City to Install Philip Ahn as 'Hizzoner'

Philip Ahn, motion picture and television actor, will be installed as honorary mayor of Panorama City, Monday at noon, at the first annual Panorama City Chamber of Commerce Day luncheon in the Panorama Bowl, 8750 Van Nuys Blvd.

Attending the ceremonies will be officials from state, county and local government. Representing state government will be Assemblyman Tom Carrell, Assemblyman Tom Bane, and Assemblyman Lou Cusanovich. County representatives will be Supervisor Warren M. Dorn and his field secretary James Moran.

Local government representatives will be Councilman Ernani Bernardi from the Seventh District, and Ronald Ellensohn, field secretary to Mayor Samuel Yorty.

Supervisor Dorn will be the principal speaker saluting the Panorama City Chamber of Commerce for its outstanding activities during the past year.

Starred in Pictures

Phil Ahn, since starting his acting career in 1937, has appeared in more than 200 motion pictures and television shows — having worked for hundreds of different directors and numerous producers in Hollywood and Europe.

Ahn is well known in Panorama City, as he owns and operates the Moongate, one of the Valley's finest restaurants. Ahn attended the University of Southern California, is American of Korean extraction and was born and raised in Los Angeles.

He has played in pictures with Bing Crosby, Gary Cooper, Madeline Carroll, Mae West, many famous stars and has worked out of the Desilu, Four-Star, Screen Gems, Warner Brothers, Revlew, MGM and Universal International Studios.



PHILIP AHN
Honorary Mayor

Not long after World War II began, he was drafted into the infantry. He attended Officer Candidate School, unwittingly passed up an assignment in the OSS as a diplomatic officer, and was sent on a Special Services assignment to Ft. Benning, Ga.

Operates Business

One of his major projects there was a production of "You Can't Take It With You," using all-Army cast.

Even though Phil usually has as many parts as he can handle (his credit list attests to that), he points out that an "Oriental" type occasionally will hit hills in casting when there is no work for him. He realized this even at the start of his career, and he decided to insure against the lean periods by operating a business on the side. Most Oriental actors do this, he says.

Dennis R. Faust Graduated from Reserve Training

Dennis R. Faust, airman apprentice USNR, son of Mr. and Mrs. Lesley O. Faust of 11355 Penrose St., Sun Valley, was graduated from recruit training of the Naval Air Reserve six months program at the Naval Air Reserve Training Unit, Memphis, Tenn.

Faust will enter the technical training phase where he will learn the skills of an aviation ordnanceman in school at the Naval Air Technical Training Command, Jacksonville, Fla.

He is one of 1500 candidates trained under this program annually.

English Spoken

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Newspapers by ancestry
https://www.newspapers.com/image/684652543

Downloaded on Sep 24, 2021

Panorama C. of C. Day Rites Set

PANORAMA CITY—Fritz B. Burns, president of Fritz Burns and Associates, will be featured speaker at Panorama City's annual Chamber of Commerce Day on Tuesday, May 5.

Main feature of the day will be a noon luncheon in the Panorama Room, Western Federal Savings & Loan, 14600 Roscoe Blvd.

Award presentations will be made to retiring chamber officers. Representatives from the County Board of Supervisors and the Mayor's office will be present.

Philip Ahn, honorary mayor of Panorama City, will be master of ceremonies. Reservations may be made by calling the Chamber office at 781-8671. Price for the catered luncheon is $2.50.

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Newspapers by ancestry
https://www.newspapers.com/image/580481220

Downloaded on Sep 24, 2021



ART CENTER — Philip Ahn, center, honorary mayor of Panorama City, looks over plans for an art center being built on Van Nuys boulevard. Planned for the center are the Encino Picture Frame Co. factory and offices, a retail picture- frameshop, a show gallery and an art supply center. With Ahn are Robert Medvin, left, owner of the business, and David Latham, Panorama City Chamber of Commerce president.

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Newspapers by ancestry
https://www.newspapers.com/image/381474277

Downloaded on Sep 24, 2021



O. K. Werner
Times photo

New Chamber Leader Lists His Projects

PANORAMA CITY—O.K. Werner intends to keep the Chamber of Commerce membership hopping during 1963.

Moments after his election to the presidency of the business group Monday, Werner, manager of a department store, called for intensified activity.

"My first project as chamber president," he declared "will be to set in motion a drive to create an image of Panorama City as a lively one-stop shopping center.

Cites Plans

"We will call the attention of all Valley residential areas to the community through identification and signs. Then we'll follow through with all major projects already under way such as the Raymer Street railroad underpass."

Werner, a past president of the Spokane, Wash., Retail Trade Bureau, one of the nation's liveliest business organizations, said he will move to increase chamber membership under the slogan "Member Per Man Per Month."

Other chamber officials named at the Panorama Bowl elections were:

G. W. Hogan and Bill Stewart, vice presidents; A. B. Clark, secretary, and Dave Latham, treasurer.

New board members elected include William B. Brodnax, Bill Kubach, Melvin McKinney, Hogan and Clark.

Installation of the new offices is scheduled for Jan. 26 at Sprotsmen's Lodge in Studio City, with honorary mayor Philip Ahn as installing officer.

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Newspapers by ancestry
https://www.newspapers.com/image/382343857
The Los Angeles Times (Los Angeles, California) · Thu, Nov 10, 1966 · Page 189
Downloaded on Sep 24, 2021

Rotary Plans Breakfast and Program

PANORAMA CITY — The third annual pancake breakfast sponsored by Panorama City Rotary Club will be held Saturday, Nov. 12, from 8 a.m. to noon at Hughes Market parking lot, 14620 Parthenia St.

The event will feature the 115-member Claud Hoppers Band, according to Otto Ernst, chairman.

Displays of crafts by the Woodcraft Rangers, prizes and an appearance by Philip Ahn, honorary mayor of Panorama City, also will be featured.

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Newspapers by ancestry
https://www.newspapers.com/image/30303130

Downloaded on Sep 24, 2021

SAN FERNANDO VALLEY
Living
ETHEL M. TAYLOR, Editor



BEHIND scenes action in Mayor Sam Yorty's office finds Mrs. Irving Wieder, Mrs. Ross Huntley, Edward Martinez and Mrs. David Simmons, from left, making plans for Mayor's Ball and International Conference Jan. 27 and 28. Red carpet treatment will be given visiting dignitaries from throughout world. Service and hospitality programs are planned for two days of events.



FLAGS from many countries will be displayed during Mayor's Ball and Los Angeles International Visitors and Sister Cities Conference. Assisting with plans are Mrs. Victor Carter, left, Phillip Allen, honorary mayor of Panorama City, and Mrs. Sterling Wilson.



Red Carpet Out for Visitors

By WANDA HENDERSON

The City of Angels steps into its most enjoyable role when the Mayor's Council for International Visitors and Sister Cities stages the Mayor's Ball Friday, Jan. 27, at the Ambassador Hotel, and the International Conference on Jan. 28 at the Statler-Hilton.

A party so big it will take two ballrooms to stage it—entertainment, Hollywood's best—an international guest list with dignitaries from the five continents of the world—City Hall and top luxury hotels rolling out the red carpet—and hundreds of civic volunteers joining talents will create a memorable conclave headed by Mayor Sam Yorty, official host for this Greater Los Angeles gala.

The fun-event, designed to salute the social as well as the service side of the city's hospitality program, will be an occasion for flags flying, pomp and protocol. But once the personages have stepped through the formal reception lines, Southern California's warm and friendly hospitality will take over.

Dine and Dance

Partygoers at the Mayor's Ball will dine in the Embassy Room and dance in the Coconut Grove. They will be entertained by a line-up of stars including Jimmy Durante, Tony Martin, John Conte, Hanna Arend and the Xisale Men from ASCAP. Ben Oakland, Jimmy McHugh, Ned Washington, Wolfie Gilbert and Sammy Fain.

Tuxedoed Oakland and Dan Shapiro will keep Dick Sainlie's two bands swinging "Los Angeles, Los Angeles," a song they have turned on especially for the evening, while the Mickey Finn gang will liven up the scene with a toe-tapping banjo beat.

Mayors to Attend

The black-tie evening will focus attention on Los Angeles' Sister Cities by honoring the mayors of Bordeaux, France; Eilat, Israel; Nagoya, Japan, and Salvador, Bahia, Brazil.

Honorary ball chairman Mrs. Sam Yorty with Mrs. Ferdinand Mendenhall and Mrs. Victor Carter, ball cochairmen, will share in welcoming guests of honor with Sister City chairmen Leo Hirsh, Si Russek and Florence Rosenberg.

Mayors and their emissaries who will be attending are Mayor Joseph Levy and Mrs. Levy of Eilat; Mayor Nelson Oliveira of Salvador, and Vice Mayor Bennis and Mrs. Benais of Bordeaux.

Mayor Sugaito of Nagoya will be represented by two civic leaders, Takami Nakashima, chief of parks and landscaping, and Takeyoshi Nishio, chief of planning.

Volunteers are working with Mrs. Harriett M. Wieder, conference staff liaison, and Frank O'Sullivan, chief administrative assistant.

Name Committee

Included on the executive steering committee are Mrs. Walter Beachy, chairman of hostesses; Walter P. Coombs and Mrs. Sterling Wilson, conference cochairmen; Mmes. Norman Tassog, Bert Bergess Malouf, Earl Freshmen, Ben Oakland, Larry Greene, Otis Welthon III, William Holzhauser, Henry Taecker Jr., A. E. England, George Perry, Keith Kenyon, Nat Dumont, Milan Roven, George Arotaro and Thomas Malouf.

More are Mmes. David Simmons, Robert Bully, Charles Luckman, Lulu Aihara, Maurine Russell, Laurie Moss, Pauline Hopkins, Helen Knopf, Pandora Hollister, Fioraline Blackwell, Sanford Ullman, William Gruver, Donald Gift, Lloyd Hand, Ronald D. Olmsted, John Robinson, Anthony Starcevic, Dr. Ralph J. Kaplan, Tom Hawkins, the Francis Lengyers and Reese Gilreaths.

Philanthropic organizations with an international program have joined forces to participate in this hospitality exchange. They are B'nai B'rith Women, Districts Four; Delta Sigma Theta sorority, International Orphans Inc., Junior League of Los Angeles, Les

Continued on Next Page

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Newspapers by ancestry
https://www.newspapers.com/image/30463593

Downloaded on Sep 24, 2021

Panorama City CC Installs Stan Livingston President

Continued from Page Four

py with even a small improvement."

Budinger recalled the merchants' decision to forego lighted Christmas decorations as a gesture of cooperation in the energy crisis and said the darkened business district had taken some of the gaiety out of Christmas for shoppers.

Four Recognized

Recognition was accorded four individuals for the service to Panorama City.

James A. Adams received the chamber's Citizen of the Year Award. Adams' credits include work as president of Central Valley Boosters Association (a police support group), past president of Kiwanis Club, and active member of International Orphans Inc. and the Mid-Valley YMCA.

O. Henry Jr. was made honorary life member of the chamber's board of directors. He had been saluted at a retirement luncheon last year.

Took Off Wig

George C. Grey, who has been transferred out of the area to manage the Broadway Store in Hollywood, was honored with a community service award. He has served 10 years on the board of directors.

Philip Ahn was saluted for beginning his 13th year as honorary mayor of Panorama City. Ahn, who plays one of the shaved-head masters in the television series, "Kung Fu," surprised members by pulling a wig off his head as he spoke.

About 60 members of the audience left with door prizes donated by Panorama City businesses.

Paul Brown organized the banquet. He was assisted by Georgia Lamb and Miss Panorama City 1974, Teri Gillette, in the drawing of door prizes.

First Lady Says Nixon Healthy; Affirms Faith

WASHINGTON (UPI) — A tense Pat Nixon today had said the President "is in great health and I love him dearly and I have great faith."

The First Lady came in great health and I love him dearly and I have great faith."

Mrs. Nixon said most of the women who had come through the receiving line told her they "had faith in

Sears

FACTORY AUTHORIZED TIMEX WATCH REPAIR SERVICE

We are factory authorized for repairs under the Timex guarantee.

For watches that are out of guarantee, the charge is small.

Genuine TIMEX Electric Watch Energy Cells available.

Sorry, no mail orders.

Copyright © 2021 Newspapers.com. All Rights Reserved.

Powered by Newspapers.com

Newspapers by ancestry
https://www.newspapers.com/image/382363890

Downloaded on Oct 22, 2021

WARTIME VILLAIN

Philip Ahn—Really Not Such Bad Guy

BY PAUL HENNIGER
Times Staff Writer

In "The Bad Guys," William K. Everson's book about the actors you love to hate and hiss, Philip Ahn is listed No. 1 in the picture index. But in real life, he is nice guy personified.

The man once branded "leering yellow monster" in movies is now 56, with 30 years of character acting experience behind him, 13 years as a successful restaurateur and six years as reigning honorary mayor of Panorama City. Hardly the bad guy image.


Philip Ahn

Ahn was the Korean kid who, back in the mid 20s, used to live above the laundry at 1st and Figueroa in Los Angeles. While still attending high school, he used to drive his teenage sweetheart, a budding actress named Anna May Wong, to a movie studio in her car because she didn't know how to drive.

Miss Wong was working on her first big movie with Douglas Fairbanks. And one day the great swashbuckler spotted Ahn waiting in the car for Anna. He insisted that Ahn make a screen test.

"I'll never forget that day," recalls Ahn, his classic Oriental face breaking into a broad grin. "Still wearing my make-up, I proudly came home to tell mother the great news. 'No son of mine is going to get mixed up with those awful people,' she shouted. I wasn't allowed out of the house for the next three days."

But mothers have a way of forgiving, and when Ahn got a second chance, she relented. He was a foreign commerce student at USC when director Lewis Milestone, filming one of those "rah-rah" stories using football players as extras, opened the door again.

"When Mr. Milestone first heard my voice he said, 'Sorry, I wanted someone who can speak pidgin English,' said Ahn in his perfect English diction. "But when I got to the door I thought, this is silly, of course I can speak pidgin English. So I turned to him and said, 'Oh, so sollie, honorable sir. Me no talkie light lay, so go byo, chop, chop.' That did it. I got the part."

Movie Character Roles

That was the start of some 275 movie character roles. During the war years Ahn and colleagues like Richard Loo and Keye Luke played hated Japanese war lords in dozens of flag-waving movies.

"Naturally I longed to play a good Korean for a change," he lamented. "But they always needed me for bad guy parts. Many of my friends were already in the service, and I had hoped to be drafted. But producers kept getting me deferments for these roles."

Ahn was glad when he finally got in the service. For one thing, it brought a halt to the "hate" letters he received from people who didn't realize he was, in effect, already serving his native United States by working in war propaganda movies.

Ahn wasn't always the bad guy. In "The Story of Dr. Wassell" he had a part he considers his best. Cecil B. De Mille directed. Nobody ever worked for De Mille without vividly recalling the experience.

"Now I'd heard that he was an s.o.b. to work for, so when I got a call from C.B. to see him, I quaked a bit," Ahn remembered. "There I was, standing in front of the king, with all his entourage fitting about me, putting on and taking off different wardrobe. C.B. seemed dissatisfied. Finally he walked up to me and asked my opinion. I wasn't about to anger him so I liked everything.

"He gave me one of those knowing smiles and said, 'No doubt you've heard I'm an s.o.b. . . . but not all of the time. You don't have to like the costume.'"

Doubts Dispelled De Mille's

Ahn still had some doubts about De Mille's conduct, but they were dispelled the first day on the set. C. B. bowled him over when, on the crowded set, he rushed up to Ahn, threw his arms around him and hugged him, saying, "Happy landing!"

In TV, Ahn still portrays an occasional bad guy in nonsensical spy spoofs. But in making a recent "Time Tunnel" for ABC at 20th Century-Fox he had a strange experience.

"I played a doctor in the U.S. who was called to the tunnel," he explained. "I looked as a Pacific isle 20 years ago and supposedly saw my son, a Japanese soldier, still fighting. And I had the weird feeling that was me 20 years before. I was playing father and son!"

Relaxing in his Monrovia Restaurant, Ahn reflected on the maddening pace of TV. "There's never time to develop a character," he sighed. "But I always remember what Lewis Milestone taught me. Take the time to read the whole script first. Then portray your character to yourself under the conditions of the story. Memorize it, then act from the head and heart. The face will take care of itself."

Ahn opened a fortune cookie, put on his glasses, and smiled as he read: "Enjoy life, have fun, trust your instincts about people."

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Actors Protest Asian Typecasts: ACTORS
Los Angeles Times (1923-1995); Oct 30, 1976; ProQuest Historical Newspapers: Los Angeles Times
pg. B1

Actors Protest Asian Typecasts

More than 100 actors of Asian ancestry joined Friday to protest typecasting on the basis of racial orgin and to demand their rights to play such roles as Shakespeare's "Hamlet" and Chekhov's "Masha."

"Where is the law, the regulation, the code that restricts us from functioning fully as actors?" asked the actor Mako, who has a starring role in the Music Center production, "Pacific Overtures."

At a press conference at the Music Center, Mako said the unwritten practice of casting Japanese, Chinese or Korean actors only in Japanese, Chinese or Korean roles must be abolished.

"Or else we would all have to have cosmetic surgery done on our faces and change our names to Anglo-Saxon ones and try to infiltrate that way," he said.

"An Irishman can play an Italian or a Frenchman can play an American," said Philip Ahn, a veteran character actor of Korean ancestry who has played Japanese, Chinese, Filipino, Eskimo, Malaysian and Korean roles.

"Suddenly," Ahn said, "after working 40 years in the industry, I find I am only allowed to play Korean (roles)."

Please Turn to Page 12, Col. 1

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

ACTORS

Continued from First Page

"We do not all look alike," Sumi Haru, cohostess of a KTLA television program, said.

"For many years we were not even allowed to play ourselves," said Miss Haru, who is of Filipino ancestry. A Filipino friend of hers, she said, had been turned down for a Filipino role in a film solely because she didn't "look Filipino."

The practice of casting Orientals as stereotype China-dolls, laundrymen, house boys and gardeners is "discriminatory and unconstitutional," the group stated, and "an insult to our talents."

"Let's drop this ethnicity," said Mako, who was nominated for an Academy Award for his role in the movie, "The Sand Pebbles."

"The next time they are casting Shakespeare there shouldn't be any 'we are looking for black types. We are looking for yellow types,'" he said. "They should be looking for actors."

Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

Ted's
LIQUOR STORES has FREE DELIVERY

ONE-STOP SHOPPING
- LIQUOR-WINE
- GROCERY & DELI ITEMS
- KEG BEER
- CHAMPAGNES
- PARTY SUPPLIES
- CASE DISCOUNTS

From East Valley
761 - 5176
From Los Angeles
877-4121
From West Valley
984-3222

Ted's + PIZZA Patio
DELIVERS
Call 980-3220

SHRIMP
BROASTED CHICKEN
COMBINATION PIZZA
DINNERS
SPAGHETTI
RAVIOLI
SALAD
ROLLS

CATERING TO STUDIO CAST and CREW PARTIES

PHIL AHN... FRUSTRATED SUCCESS



AVID GARDNER- Ahn likes to putter in the garden of his Northridge estate when he has a few minutes to spare.

By John Ringo Graham

If Phil Ahn is frustrated, he is trying hard not to show it. His palacial home in Northridge is filled with rare antiques and exquisite furniture given him by the government of Korea and other heads of states he has met, his career is flourishing with more than 300 pictures to his credit, and his famous Moongate restaurant in Panorama City is booming, yet his one ambition in life remains unsatisfied.

The ambition is to play a Korean on the screen. Phil himself is of Korean ancestory, and his father, Chang Ho Ahn is now considered by the people of that nation to have been the literal father of modern Korea. The elder Ahn wrote the words to the current national anthem, and worked all his life for the liberation of his country from Japanese rule.

Dozens of books have been written about Chang Ho's career, and his memory is honored throughout the country once a year. Yet, in more than 30 years of acting, his son has never been given a Korean role to play. He has been a Chinese, Japanese (dozens of times) and a few other types in between, but never a Korean. He hasn't despaired of achieving his goal, in fact he is now actively working on a project that is certain to bring recognition to him as a Korean.

Ahn hopes to bring one of the famous Pearl Buck novels to the screen whose setting is in Korea. When this happens, it will fulfill a life-long ambition. In the meantime, Ahn is busy with his regular career which makes big demands on his time. Television shows and motion picture work fill his days with challenging assignments, but in his free time, Ahn goes to Veteran's hospitals, and makes tours of the Orient to encourage wounded soldiers who are in military hospitals.

He has traveled thousands of miles on

these quests, and makes his time available to worthy causes. Because of his civic minded attitude, he was elected Honorary Mayor of Panorama City, and has remained in this post for several years. Ahn frequently travels to other Southland communities in his official capacity. During ceremonies in Buena Park for the ground breaking of the new Movie World Cars of the Stars Museum, Ahn joined the mayor, Chamber of Commerce president, Chamber Manager, owner, James Brucker, Sr., and many other officials in welcoming the new attraction to Orange County.

When the subject of his father comes up, Ahn can hold the interest of friends for hours as he recites the exploits and achievements of the famous revolutionary. The elder Ahn didn't use guns to overthrow the illegal Japanese rule, but resorted to education instead. He sensed early in his life that he needed to understand the Western mind and politics in order to help his people.

After getting one of the first passports ever issued by Korea, Ahn and his wife set out for America. Until this time, Korea was known as "the hermit Kingdom." It discouraged foreign travel by it's people and didn't welcome outsiders who wanted to visit the backward nation. After arriving in San Francisco, the Ahn's who had the highest formal and cultural education it was possible to gain in Korea, started to attend American schools.

The pair attended kindergarten first and worked their way up through the grades until Chang Ho Ahn was a fully educated man in all phases of European culture and studies. Armed with this knowledge, he returned to his homeland to work for the freedom of Korea. Traveling about the land, he preached the gospel of Japanese rejection to the masses of Korean's who knew almost nothing of the outside world.

He was alternately feted and hunted by the ruling Japanese prince who ran the affairs of Korea, since his ideas were dangerous to the control of the tiny country by the hated occupation forces of Japan. When the Japanese prince thought he could win Ahn over with kindness and flattery, he did so. Failing in this, he would resort to force, but the wily revolutionary managed to stay a few steps ahead of his tormentors, reappearing in unexpected places to continue his campaign of overthrow by education.

Chang Ho Ahn never lived to see the realization of his lifetime dream, the establishment of the Republic of Korea. He died in 1938 in a Japanese hospital



FAMOUS PATRIOT- Chung Ho Ahn, is revered in Korea in the same way George Washington is honored in America as the Father of his country.



READY FOR WORK- Ahn is on call at a moments notice and may go to any part of the world for a motion picture roll.



MUSIC FAN- Ahn spends his evenings listening to stereo records when he is home.

inside China where he was captured during the fall of Shanghai. The greatful people of Korea, however, have never ceased to honor the man who worked for more than 40 years to free them from the bonds of enforced slavery.

During World War II, Phillip Ahn was cast in dozens of propaganda films that stirred up hate for the Japanese. The roles he played were usually Japanese soldiers who tortured American flyers and soldiers for information. The pictures were so successful at building hate among audiences, he was personally attacked by people who took the movies seriously. Hate mail, threats on his life, and other manifestations of his unpopularity soon convinced Ahn the only way to stop it was to quit being an actor and join the Army – which he did.

He served with distinction throughout the war and returned to his career after the closing of hostilities. He has never stopped working since. Even though he has found it frustrating not to play a Korean, Phillip Ahn is certain to remedy the situation himself with the production of his own film dealing with Korea. As the old saying goes, if you can't get someone else to do a thing – do it yourself. Ahn takes the statement literally.

LOVE This SALE

• Look tempting? It is. Because right now House of Today is offering this elegant bedroom collection at fabulous savings!

Dramatically accented with Mediterranean styling, each piece is exquisitely crafted of true grain hardwoods, hand rubbed for the ultimate in beautiful perfection.

Choice of five sumptuous tones including Spanish Oak, pumice, avocado, white.

To further enhance the uniqueness of this selection, all doors and headboards are available in all wood, matching velvet, or antiqued glass. All panels are reversible with matching wood back.

COMPLETE 4 PIECES including
• Oversized 78" dresser • 2 beautiful twin mirrors • Choice of king, queen, full headboard.

save $159.

$495. *terms of course*

expert free decorating service

Commodes and matching armoire at equal savings.

HOUSE OF TODAY

in North Hollywood 12035 Victory Blvd. (1 block East of Laurel Canyon)

PO 6-2288 • TR 7-7024 • 984-3342 Mon., Wed., Fri. til 9 • Tues., Thurs., Sat. til 5 • Sun. 12-5

Newspapers by ancestry
https://www.newspapers.com/image/580396429

Downloaded on Sep 24, 2021

Joan Dew's...



Male Call

Actor Phil Ahn Plants Firm Roots In Valley

Philip Ahn, number one son of a number one Korean statesman, and veteran actor of more than 300 films says he has planted his roots firmly in the San Fernando Valley.

"My family (two brothers, two sisters and his mother) and I are all Northridge residents now and all partners in The Moongate Restaurant which I started eight years ago in Panorama City."

Phil is a bachelor. He dresses with exceptional good taste and his conversation reveals the advantage of a cultural background from both the East and the West. And contrary to the sinister personality he often portrays on the screen, he is extremely witty and cheerful.

HIS FATHER, the late Chang Ho Ahn, was instrumental in aiding Korea to gain independence from Japan in 1919. The senior Ahn was a leading political figure and has been called that country's Abraham Lincoln. He died prior to World War II while a political prisoner in a Japenese military hospital. This year the Republic of Korea honored his memory by presenting its highest award, the Founders Medal, First Class, to Mrs. Ahn.

Although Phil works regularly as an actor, both in television and motion pictures, he manages to spend a great deal of his time personally supervising operations at the Moongate.

"We made the restaurant a family corporation," he said, "with each member an officer. The only trouble we had was with our Korean names, since the children are all first generation.

"PHONETICALLY, I was Pi-lip and became Philip. Su-san became Susan and Su-rah became Sarah. Hai-run, our mother, became Helen, and Pil-sun became Philson. These were easy, but I had one brother left for whom we couldn't find an English equivalent—Pil-yung. We call him Ralph!"

When Phil bought his home in Northridge it was Early American. He has now converted it to Chinese Modern and has used many items from his collection of Oriental artifacts in the interior decor.



Philip Ahn

His most recent purchase was two vases he bought while visiting Korea this year.

"I paid next to nothing for them," he said, "and when they arrived here I had them made into lamps. A friend suggested I have them appraised and I was happily surprised to find they were valued at close to $1,000."

IN ADDITION to re-doing the interior of the house Phil has put his hobby, gardening, to use on his spacious grounds and the landscaping of his home is now one of the loveliest in the area.

He recently completed filming the role of the district attorney in "Diamond Head," soon to be released by Columbia, and is now busily engaged in enlarging his restaurant.

"We hope to be finished by Mother's Day," he said, "when the Moongate will be three times the size it is now with all new tropical and Oriental decor inside. Panorama City is growing so fast that we have to expand to keep up with it."

Copyright © 2021 Newspapers.com. All Rights Reserved.

Powered by Newspapers.com

Newspapers by ancestry
https://www.newspapers.com/image/390248718

Downloaded on Oct 22, 2021

officials said.

About 400 people looked on as Asian actor Philip Ahn was posthumously honored with a star on the Hollywood Walk of Fame. Representatives from various sectors of the Korean community were present at the ceremony held on Hollywood Boulevard shortly after noon today, according to Hollywood Chamber of Commerce spokeswoman Monique Moss. Ahn, who was honorary mayor of Panorama City for 20 years, was considered a pioneer in getting roles for Asians in the American movie industry, according to Moss. Ahn was believed to be the first Korean-American born in the city of Los Angeles, Moss said. His father was a leader in the independence struggle in their native country and after Philip's birth returned to Korea to continue his activities. Ahn died in 1977 at age 72 after acting in 57 movies "with every star that ever lived," Moss said.

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Kurt Cobain

Friday, June 18, 2021

Latest:

Introducing The Dee Gees. Wait–isn't that actually the Foo Fighters in disco disguise?



Search

Ongoing History of New Music Podcast

Each week, the podcast looks at something from the alt-rock universe, from artist profiles to various thematic explorations. Whatever the episode, you're definitely

A Hollywood Hills house once owned by Kurt and Courtney is for sale. But...

May 20, 2021 Alan Cross 2 Comments Courtney Love, Hollywood Hills, Kurt Cobain, Real Estate, Sotheby's

Back in 1992, flush with cash from the sales of both Nirvana's Nevermind and Hole's Live Through This, Kurt Cobain and Courtney Love moved into a three-bedroom Asian-influenced Craftsman house in the Hollywood Hills at 6881 Alta Loma Terrance in the Hollywood Hills. With a two-story living room, three full baths, and view of Hollywood, it sounds like a great place, right?

Er, no. The listing reads "The property has fallen into disrepair and is a major fixer. It will not qualify for traditional financing."

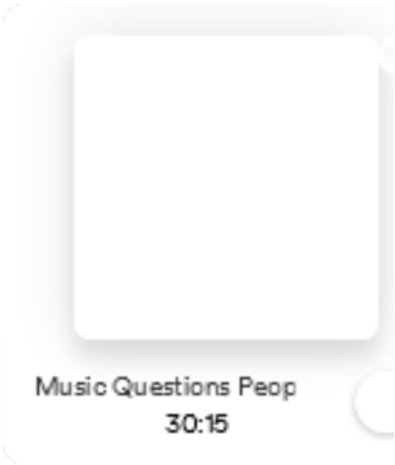
This is, of course, is not the fault of the Cobains. By late 1993, they were out of this place and living at 171 Lake Washington Boulevard East in Seattle. That place recently sold again for US$7.5 million.

Still, if you have the Property Brothers on speed dial, you might want to consider this purchase. At US$998,000 (and considering the state of the place, that's probably negotiable), this could be an amazing fixer-upper. And you could brag that you (a) live in the house where most of *In Utero* was written, and (b) probably have a lot of heroin in the floorboards.

Did I mention it needs work? Check with Sotheby's International Reality if you're planning to make a bid.

else. Trust us on this.

Listen Here



Listen on Apple Podcasts

Listen on Google Podcasts

LISTEN ON Spotify

LISTEN ON STITCHER

Podcast – The Backstage Project

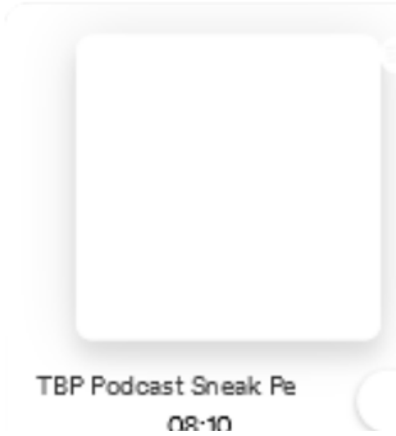






The Backstage Project Podcast with Mark Silver focuses on the stories behind the biggest and best entertainment products, events, and companies. We go behind the scenes with amazing people who have done or are doing extraordinary things to entertain you, the audience. From sporting events to concerts, from cable tv to music apps; if it's made an impact on the entertainment world, we cover it.

Listen Here





Recent Comments

TB on A Continuing, Very Serious Anthropological Study: Where Did the Special Lyrics in Billy Idol's Version of "Mony Mony" Come From?

Ian m Morgan on RIP Blackie Dammett, the colourful father of the RHCP's Anthony Kiedis

Brad on You know those stories of people finding a valuable painting in a thrift store? It happened with a David Bowie painting in Northern Ontario. [More detail added]

Tom DeLonge has actually sent something into space. | When Tom Delonge's not working to expose the truth behind Unidentified Aerial Phenomena (something he's been really good at), he's working with his band on Ex-blink-182 man Tom DeLonge has new UFO videos

A Journal of Musical Things A new Hip way to support The Unison Fund on My Word: Hip fans raise $40,000 for Unison Fund with Courage masks

← Travis Barker of blink-182 is selling some of his gear. Want in?

The Backstage Project – Sports & Entertainment Podcast

Just in time for the long weekend: A Simpsons-themed stoner metal band →



Alan Cross

is an internationally known broadcaster, interviewer, writer, consultant, blogger and speaker. In his 30+ years in the music business, Alan has interviewed the biggest names in rock, from David Bowie and U2 to Pearl Jam and the Foo Fighters. He's also known as a musicologist and documentarian through programs like The Ongoing History of New Music.

You May Also Like



Look Who's Up for the RnR Hall of Fame This Year: NIN, Green Day, Smiths, NWA

October 9, 2014 0



Radiohead says commission's findings into accident 'too late' for victim's family

November 21, 2020

0



It's Time for the Annual Gathering of the Juggalos.

July 31, 2015 0

2 thoughts on "A Hollywood Hills house once owned by Kurt and Courtney is for sale. But..."

The Custodian of Toronto Sports – Richard Peddie in conversation with TBP Podcast EP 033 May 27, 2021

Over a 20+ year span, as the Toronto pro sports scene evolved from older venues and stands filled with blue and white (Leafs, Blue Jays, Argonauts) to a more intense red (Raptors, TFC), and grand coliseums that define the city's skyline, there is one sports executive in particular who ownership looked to. We're of course [...]

Mark Silver

The Ultimate Backstage Pass – David Kines in conversation with TBP Podcast EP 032 May 17, 2021

In today's everything-on-demand world, it may be hard for anyone born post-Y2K to answer a simple question, "where do you watch music videos?" A reasonable answer would be YouTube, Apple Music, or maybe even Tiktok. Prior to the dawn of YouTube in 2005, the answer was easy. MTV if you're American, and of course [...]

Mark Silver

Gamifying the Movie Theatre Experience – Aaron Silverberg in conversation with TBP Podcast EP 031 May 9, 2021

People yearn for live experiences that they can share with others. Though fan and crowd-based events



Photos by Tatiana Tensen

Kurt Cobain and Courtney Love's One-Time L.A. Abode Just Sold

The Hollywood Heights house that the duo rented in the '90s, while both were writing landmark albums, hit the market for $998k

By Oren Peleg - June 2, 2021

Sale of the Hollywood Heights home where Kurt Cobain and Courtney Love once lived is being finalized. The property, which has fallen into deep disrepair, was listed for $998,000, though the sale price hasn't been publicized.

The home is a two-story, 2,458-square-foot, three bed, three bath Craftsman-style home built in 1921. "I've heard from a dozen people, but it's unconfirmed, that the house was originally built for a famous Chinese American actress," says Tatiana Tensen, an agent with Sotheby's International Realty Los Feliz, who represented the seller. She adds that between the 1950s and '80s, the home belonged to actor Philip Ahn.

Beyond its Cobain-Love connection, a main selling point of the home is that it is part of the legendary High Tower Elevator Association, and comes

with a key to the elevator. The cluster of homes above the High Tower Elevator were featured prominently in the 1973 film *The Long Goodbye*. Additionally, the house is about 600 feet from the Hollywood Bowl—maybe not ideal for a quiet summer night, but "when the Beatles came to play the Bowl, this was the house to be at," Tensen explains. "Apparently, there were 100 people on the roof listening to the show."

Kurt and Courtney House *1 of 10*



In 1992, Cobain and Love rented the house where they each began writing landmark '90s albums. Cobain wrote most of Nirvana's final studio album, *In Utero*, in the upstairs closet. The process was documented in Patty Schemel's documentary *Hit So Hard*. Meanwhile, Love began writing Hole's second studio album, *Live Through This*. The couple also lived there when their daughter, Frances Bean Cobain, was born.

The home has since become a popular destination for Nirvana fans to visit and post about to YouTube. As Tensen notes, several of the people interested in the house were big fans of Nirvana, "including one guy who had a tattoo of Nirvana on his ankle."

Sale of the home is set to close this week, but neither the final sale price nor buyer have been publicly disclosed. Ryan Hanke, of Figure8 Realty,

represents the buyer.

Stay on top of the latest in L.A. news, food, and culture. ***Sign up for our newsletters today.***

USA TODAY

CELEBRITIES

Courtney Love remembers Kurt Cobain on what would have been their 28th wedding anniversary

Charles Trepany USA TODAY

Published 9:23 p.m. ET Feb. 25, 2020

Courtney Love is remembering Kurt Cobain, 28 years after their wedding.

Cobain, the front man for Seattle grunge band Nirvana, married Love in 1992. He was found dead of a self-inflicted gunshot wound in his Seattle home two years later.

In a heartfelt Instagram post Monday, Love remembered their wedding day in Honolulu.

"I recall feeling deeply delighted, dizzy, so in love, and knowing how lucky I was," she wrote. "This man was an angel."

Along with the caption, Love shared a photo of her and Cobain on the special day. In the picture, the couple smile in front of the ocean, each holding a bouquet of flowers. Love wears a white wedding dress, and Cobain a checkered button-down.

The last 28 years haven't been easy for Love, who wrote she has faced "torturous" and "chaotic" challenges. She added she knows Cobain has been looking out for her through it all.

Kurt Cobain death-scene photos will not be released, court rules

"It almost tapped my resilience," she wrote. "but between Kurt's strange amazing divinity, and the honor of a few true friends... I'm here now. It'll be ok."

Love added she still can imagine Cobain on the beach, "rocking in the free world."

Cobain and Love share a daughter, Frances Bean Cobain. She was 20 months old when her father died.

Kurt Cobain's daughter Frances Bean reveals guilt for inheritance from man 'I've never met'

Contributing: Jimmy Bernhard, KING-TV, Seattle

Newspapers by ancestry
https://www.newspapers.com/image/192893595

Downloaded on Jun 28, 2021

CA_E_33_E33_LA_1_03-28-04_su_1_CMYK
2004:03:24:22:56:22

Los Angeles Times
CALENDAR
SUNDAY : PART II

E33
Theater
Music
Dance
Art
Architecture

March 28, 2004

calendarlive.com

Theater: Marian Seldes on a play (and career) spun through with theatrical royalty. Page 33

Theater: Interspecies rituals, dances with ghosts. Ken Roht has ideas. Lots of them. Page 36

Dance: From dreams, lyrical dramas and infinitesimal movements, Jiri Kylián sculpts. Page 42

Art: The Getty showcases 'Photographers of Genius' from its collection of 100,000 images. Page 43

POP MUSIC

His last L.A. days

At the peak of his fame, Kurt Cobain hid from the rock scene and tried to lose himself in a world of paint.

By Chantal R. Cuevas
Special to The Times

Seattle

THE magnolia trees are in bloom again in the Denny-Blaine neighborhood. In this hillside enclave of lavish lawn mansions and waterfront estates, wealthy homeowners employ a phalanx of gardeners to keep the blossoms fine-tuned. But amid the Martha Stewart-like affluence is another more somber spring ritual. During the first week of April, a purple patch becomes ground zero for a steady stream of mourners paying homage to the memory of Kurt Cobain. It was in Denny-Blaine, while living in a three-story mansion just to Viretta Park, that Cobain committed suicide in April 1994.

The tributes come daily to this quiet community, some from faraway states or nations, all touched in some way by the music of Cobain and his band, Nirvana. The 10th anniversary of Cobain's death will bring even more fans, media and curiosity-seekers to Viretta Park, where every square inch of each park bench is covered with messages. "This is Kurt's Park now," one person has written in black marker on a shed. "I miss you," says another, echoing the sentiment of many. They've become message boards of mourning.

Cobain's shadow over music remains remarkably large, considering that Nirvana enjoyed only three years in the national spotlight. When the album "Nevermind" came out in 1991, Nirvana became a superstar band almost overnight, and "Smells Like Teen Spirit" became the ultimate teen anthem.

By the time Cobain died, he seemed permanently linked to the Seattle music scene and the phenomenon of grunge. Yet when the band — Cobain, longtime bassist Krist Novoselic and drummer Dave Grohl — released "Nevermind," none of the members even lived in Seattle. ("We couldn't afford it," Novoselic jokes.) Cobain wrote most of his songs while living in Olympia, Wash., and Seattle was his home for only the last year and a half of his life.

He spent most of 1992 in Los Angeles, a time much less is known about. In an apartment on Spaulding Avenue, at the height of his fame, he put down his guitar, picked up a paint brush and contemplated a life without music. For several months he was ensconced in a mad world of creation. He painted, using acrylics and oils, but at times he mixed his own blood, semen, cigarette ash and fecal matter into his medium. It was astonishing work. Most of it has only been seen by his closest friends.

Cobain died at 27. The music he created in the last year of his life was some of his best, which leaves critics and fans to forever wonder about what might have been. But none of the Cobain "what ifs" are as fascinating as the one that imagines his quitting the spotlight of the music business and retreating to the world of art. It was an option. (See Cobain, Page E43)



AS FATHER: Kurt Cobain, who died in April 1994, with daughter Frances, now 11. She was born to Cobain and Courtney Love while they lived in L.A.

Copyright © 2021 Newspapers.com. All Rights Reserved.

Powered by Newspapers.com

Newspapers by ancestry
https://www.newspapers.com/image/192893697

Downloaded on Jun 28, 2021

CA_E_45_E45_LA_1_03-28-04_su_1_CMYK
2004:03:24:22:57:19

The rocker's private art

[Cobain, from page E27] he talked about frequently with his closest friends and the turn that might have saved his life.

Artistic talent recognized

When he was growing up in Aberdeen, a town of 16,000 in southwestern Washington, drawing was Cobain's first love. His family quickly noticed his skill. "Even when he was a little kid, he could draw a picture of Mickey Mouse that looked perfect," remembers grandfather Leland Cobain.

In high school, he won an art contest, the first recognition of his artistic talent. "He had both the ability to draw, and a great imagination," his art teacher Bob Hunter observes. Some of Cobain's classwork was controversial, including an illustration of Michael Jackson holding his crotch.

At 20, Cobain moved to Olympia. He lived with girlfriend Tracy Marander in a $300-a-month apartment, unsuccessfully tried to get illustration work and spent his days painting or board games he bought in thrift stores. "I gave him his first and probably only commission," his friend Amy Moon recalls. "I had a dream, and I wanted him to paint it. He told me to pick a canvas for him, since he couldn't afford the $10 it would cost. The painting was amazing — exactly as I had described the dream."

When he wasn't painting, he was practicing guitar or writing songs for his other great love — Nirvana, which he and Novoselic had formed in 1987. His songwriting improved, and Nirvana began to tour extensively, eventually signing a $287,000 deal with Geffen Records' DGC label. In April 1991, the band spent six weeks cutting "Nevermind" in Sound City Studios in Van Nuys.

During that L.A. stay, Cobain met Courtney Love, and romance ensued. On a late-night walk, they discovered a dead bird. He pulled three feathers off its wing: "Take one is for you, this is for me, and this is for our baby we're gonna have." They both laughed at his melodrama. Love remembers. Two months later, she was pregnant.

They married in Hawaii in February 1992 and moved to Los Angeles. By then "Nevermind" was the biggest album of the year — it would go on to sell more than 10 million copies. They didn't move to L.A. for fame — by then Cobain was the foremost star in rock — but instead they sought a level of anonymity they wouldn't find in the Northwest.

Though Nirvana kept getting offers to tour, Cobain turned down million-dollar deals and chose rarely to step inside his two-bedroom apartment in a stucco building in the Fairfax district. Love didn't drive, and Cobain rarely did. He ate at Canter's, bought expensive hi-fi gear at Silo, and retreated to painting and anecdotes, using the latter in hopes of inspiring the former.

800 feet of canvas

Friends who visited in summer 1992 found a full working artist's studio in the Spaulding apartment. "He had 100 square feet of canvas," says Jesse Reed, Cobain's best friend from high school. "He was talking of quitting music and opening his own gallery."

The work was striking. One painting was a modernistic bright orange background with a dressed dog foods hung from the center of the canvas on a string. Another showed an alien, on puppet strings, with a mushroom, shrunken penis, a small cat pierced in front the center looking like something from a Lewis Carroll story.

Many of the creations were multidimensional and had bits of flowers, newspaper clippings and broken porcelain doll parts adhered to them. The themes: death, birth, reincarnation, sexuality, heaven and hell. Ghosts hid behind crosses; images of fetus-spotted bugs erect penises. Love's pregnancy played into his artistic themes, and he did dozens of paintings across depictions of a sonogram image. Cobain had long suffered from a mysterious stomach ailment and he told friends some paintings were his attempt to visualize the pain.

Though their time on Spaulding represented Cobain's greatest immersion in painting, it was short-lived. Pressure had built for Nirvana to tour, and while the couple were busy one weekend, the apartment flooded. They were forced to move, and most of Cobain's art that wasn't destroyed went into storage, where it has remained. Though he continued threatening to quit the music business, art again became secondary to leading Nirvana.

Kurt and Courtney moved to a rental house on Alta Loma, in the Hollywood Hills, that had been used in the location by Robert Altman's "The Long Goodbye." It was their home when their daughter, Frances, was born at Cedars-Sinai. The birth elated Kurt, but he went mad when a Los Angeles County social worker, citing a Vanity Fair article mentioning their drug problems, began trying to take their child from them. He came to the hospital with a pistol, attempting to persuade Love to join in a double suicide. He grabbed the gun from him, she has said, but it was the beginning of a downward spiral that over the next two years would include multiple suicide attempts, frequent drug overdoses and bouts of depression.

The court action over Frances forced Kurt into rehab. On the first of at least five recovery attempts he made. After one rehab stay in late 1992, they moved to a Seattle hotel, leaving L.A. for good.

In March 1993, Nirvana finished "In Utero" at a studio in Minnesota, and a week after the sessions ended, the couple were given unrestricted access to their daughter for the first time in eight months. "In Utero" seemed an appropriate title for a new father, but Kurt had wanted to call the album "I Hate Myself and I Want to Die."

On Jan. 18, 1994, they bought a $1.15-million mansion in Seattle's Denny-Blaine. It was a house that would have fit into the hills of Bel-Air, though some wondered about the windows of a celebrity living adjacent to a public park. Kurt barely had time to move in before Nirvana began a tour of Europe, which would prove to be the band's swan song.

After only 18 shows, Cobain emerged covered in sickness and canceled the tour. On March 4, he attempted to take his own life in Rome by swallowing 60 tablets of the sedative Rohypnol. He miraculously recovered. Yet before he arrived back at his Seattle home, he had persuaded drug dealers to stash heroin in the foliage of his backyard. His last attempt at rehab lasted only 48 hours. He spent the first few days of April trying to avoid police, private detectives and friends who were searching for him. On April 5, in a greenhouse on his estate, he took his own life with a shotgun. In his one page suicide note, he asked the pronoun of how his lifelong stomach pain and the despair he felt at not enjoying music anymore.

Hallowed ground

His body wasn't discovered until April 8, three days after his death, leaving mourners confused over when, and how, to honor him. "April 8 has to be one of the most important days in Seattle history and, of course, one of the saddest," says KNDD-FM program director Pat Manning. The station plans to play only Nirvana on the anniversary, and perhaps some Alice in Chains.

(In a bizarre twist, coroners believe April 8 was also the date of death for Ja-ime in Chains singer Layne Staley in 2002. Staley's body went undiscovered for weeks, making the time of death difficult to establish.)

Unlike Elvis Presley, Kurt has no grave, which is part of the reason the park is the de facto hallowed ground. Love sold the Denny-Blaine house in 2000 and moved to Los Angeles, where her own troubles continued. The new owners have put up privacy fencing and landscaping. The greenhouse was torn down in 2003.

Most Nirvana fans knew that Cobain was cremated and his ashes scattered in a number of spots, including Olympia. But few knew that there is a share of Cobain left in Denny-Blaine — some of his remains were also sprinkled around the magnolias, willow trees and rhododendrons in the neighborhood. For an artist who valued ashes and his own body fluids into his paintings, this living landscape seems appropriate.

Two years after his death, Cobain's songs remain treasured/fondly influential. He is on the cover of no fewer than 10 magazines this month, and Nirvana's music has experienced a resurgence of radio play. "Rock of the '90s" has become a hit radio format, primarily nurtured on "classic" Nirvana. Cobain's place in the Rock and Roll Hall of Fame could not be more assured.

Since his death, there have been three posthumous Nirvana albums, raising the continued interest of the more significant. Love controls the Cobain estate and, with Novoselic and Grohl, also oversees Nirvana. The trio have been watchful of over-commercializing Kurt.

The private artist Cobain, the painter, has never been put on display to the public (although one of his paintings is on the cover of 1993's "Incesticide"). There's been some talk, though, of a gallery exhibit, which might give him in death something he never got in life: serious attention as a visual artist. "He was truly very talented," Novoselic told me once. "If you look at his drawings, and the stuff that he did even as far back as high school, it was really good. He was an artist, really, in every sense of the word. In every village there's a carpenter and a blacksmith. Well, Kurt, he was the village artist."

Charles R. Cross wrote "Heavier Than Heaven: The Biography of Kurt Cobain," (Hyperion, 2001). He is writing a biography of Jimi Hendrix.



PAINTER. *Abandoning music in favor of the world of art was an option Cobain spoke about with his friends, and even at the height of his fame he put down his guitar and picked up a brush. He said some of his paintings were an attempt to visualize the pain that he experienced from a mysterious stomach ailment.*



IN MEMORIAM: *Visitors to Viretta Park, north of Seattle honor tribute Cobain had lived, regularly pay tribute on anniversary of the musician's death*



IN CONCERT: *Cobain sits at the front of the stage playing guitar as Nirvana bassist Krist Novoselic performs during a Los Angeles performance in 1993.*

Copyright © 2021 Newspapers.com. All Rights Reserved.
Powered by Newspapers.com

Attachment 5: Copies of Building Permits

Bldg. Form 2

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

2

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings

CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM NO. 6 FIRST FLOOR CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

Lot 21 Tract 36 Block 42/70 Maps.
(Description of Property)

Dist. No. M. B. Page F. B. Page

No. 6871 Alta Loma Terrace
(Location of Job)

..... Street

O. K. City Clerk By Deputy.

O. K. City Engineer By Deputy.

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Dwelling No. of Rooms 5 No. of Families 1
2. Owner's name R. Marguerite & Mansfield Phone Holly 4827
3. Owner's address 2115 Highland Ave
4. Architect's name J. C. Messenger Phone
5. Contractor's name self Phone
6. Contractor's address
7. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.} $ 3500.00
8. Any other building now on the lot? No How used?
9. Size of proposed building 35 x 35 Height to highest point 15 feet
10. Number of Stories in height One - with store room under portion of house Character of ground Reinforced concrete foundations
11. Material of foundation Concrete Size of footings 16" x 12" Size wall 8" Depth below ground 12"-6"
12. Material of chimneys Brick Number of inlets to flue 1 Interior size of flues 8 x 8
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 4
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 3 Ceiling joist 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
Second floor joists 2 x 8 Specify material of roof Shingles
14. Will all provisions of State Dwelling House Act be complied with? Yes

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

(Sign here) R. Marguerite Mansfield
(Owner or Authorized Agent) By J. C. Messenger

OVER

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued.
20014	Plan Examiner.	Merrill Clerk.	RECEIVED AUG 22 1924

3

APPLICATION : ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

DIST. MAP 151.5-185	1. LEGAL LOT 21	BLK.	TRACT 3653	
ZONE R-2	2. BLDG. ADDRESS 6881 Alta Loma Tr.			APPROVED ITB
FIRE DIST.	3. BETWEEN CROSS STS. Broadview Terr. AND Highland			
INSIDE X KEY	4. PRESENT USE OF BLDG. Residence		NEW USE OF BLDG. Same	
COR. LOT REV. COR.	5. OWNER Phillip Ahn Ph. HO 75040			
LOT SIZE 50 x 75	6. OWNER'S ADDRESS Above			
REAR ALLEY X SIDE ALLEY 5	7. CERT. ARCH.		STATE LICENSE NUMBER	
BLDG. LINE Hills	8. LIC. ENG.		STATE LICENSE NUMBER	
AFFIDAVITS	9. CONTRACTOR Owner		STATE LICENSE NUMBER	
BLDG. AREA	10. SIZE OF EX. BLDG. X STORIES HEIGHT			
SPRINKLERS REQ'D. SPECIFIED	11. MATERIAL EXT. WALLS: ☐ WOOD ☐ METAL ☐ CONC. BLOCK ☐ STUCCO ☐ BRICK ☐ CONCRETE		ROOF CONST: ☐ WOOD ☐ STEEL ☐ CONC. ☐ OTHER	

3 6881 Alta Loma Tr.

VALIDATION LA47006	JUN 29 56	60092	B — 2 CK 3.00
	JUN 29 56	60093	B — 1 CK 19.00
TYPE V / GROUP R-1 / MAX. OCC.			
DIST. OFFICE L. A.	PC $3.00	B. P. $9.00	
C. OF O. ISSUED	I.F. 10 OB E		

DWELL. UNITS	12. VALUATION; TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. $ 2000.00	VALUATION APPROVED
PARKING SPACES	13. SIZE OF ADDITION X STORIES HEIGHT	APPLICATION CHECKED Ogan
GUEST ROOMS	14. NEW WORK: MATERIAL EXT. WALLS / MATERIAL ROOF	PLANS CHECKED
FILE WITH	I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.	CORRECTIONS VERIFIED
CONT. INSP.	SIGNED	PLANS APPROVED
		APPLICATION APPROVED 6-27-56
Crit. Soil Grading	This form when properly validated is a permit to do the work described.	

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

F B-3—75M Sets—11-54

Attachment 6: Zimas Parcel Report

City of Los Angeles
Department of City Planning

11/5/2021
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
6877 W ALTA LOMA TER

ZIP CODES
90068

RECENT ACTIVITY
CHC-2021-9228-HCM
ENV-2021-9229-CE

CASE NUMBERS
CPC-2016-1450-CPU
CPC-2002-6583-SP
CPC-1986-831-GPC
ORD-167943
ORD-164721
ORD-129279
ORD-128730
ENV-2016-1451-EIR
ENV-2009-832-CE

Address/Legal Information	
PIN Number	151-5A185 156
Lot/Parcel Area (Calculated)	3,750.0 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID E3
Assessor Parcel No. (APN)	5549027021
Tract	TR 3653
Map Reference	M B 42-70
Block	None
Lot	19
Arb (Lot Cut Reference)	None
Map Sheet	151-5A185
Jurisdictional Information	
Community Plan Area	Hollywood
Area Planning Commission	Central
	South Valley
Neighborhood Council	Hollywood Hills West
Council District	CD 4 - Nithya Raman
Census Tract #	1897.02
LADBS District Office	Los Angeles Metro
Planning and Zoning Information	
Special Notes	None
Zoning	R2-1XL
Zoning Information (ZI)	ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
	ZI-1224 Specific Plan: Mulholland Scenic Parkway (Outer Corridor)
General Plan Land Use	Low Medium I Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	Yes
Specific Plan Area	MULHOLLAND SCENIC PARKWAY (OUTER CORRIDOR)
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5549027021
Ownership (Assessor)	
Owner1	FIELDER,ARTHUR J III
Address	1895 W ADAMS BLVD LOS ANGELES CA 90018
Ownership (Bureau of Engineering, Land Records)	
Owner	BRYANT, KAREN S.
Address	6879 ALTA LOMA TERRACE LOS ANGELES CA 90068
APN Area (Co. Public Works)*	0.086 (ac)
Use Code	020V - Residential - Double, Duplex, or Two Units - 4 Stories or Less - Vacant Land
Assessed Land Val.	$28,659
Assessed Improvement Val.	$0
Last Owner Change	06/14/2021
Last Sale Amount	$1,500,015
Tax Rate Area	67
Deed Ref No. (City Clerk)	978764-5
	907118
	1446167
Building 1	No data for building 1
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5549027021]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	Yes
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Not Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5549027021]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Public Safety	
Police Information	
Bureau	West
Division / Station	Hollywood
Reporting District	625
Fire Information	
Bureau	West
Batallion	5
District / Fire Station	76
Red Flag Restricted Parking	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-2002-6583-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	PROPOSED DESIGN AND PRESERVATION GUIDELINES PURSUANT TO THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN.
Case Number:	CPC-1986-831-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	ENV-2009-832-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ENVIVRONMENT CLEARANCE TO ADD SUSTAINIBILITY GUIDELINES TO THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN DESIGN AND PRESERVATION GUIDELINES

DATA NOT AVAILABLE

ORD-167943

ORD-164721

ORD-129279

ORD-128730

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

ZIMAS INTRANET

LARIAC5 2017 Color-Ortho

11/05/2021

City of Los Angeles
Department of City Planning



Address: 6877 W ALTA LOMA TER
APN: 5549027021
PIN #: 151-5A185 156

Tract: TR 3653
Block: None
Lot: 19
Arb: None

Zoning: R2-1XL
General Plan: Low Medium I Residential